

Stere Hanson

2/20/15

Adrienne Wong

Ellen Mirambentes

Adrienne Klein

They present plans for new pavilion entry system. We ask for 180° swing on doors. Ellen asks for design continuity - continue red on panel portion, remove red on base of doors, make background panel

Panel storage system is shown back at 40 feet. We say 30 feet is non negotiable

DRB - April 6, 2015

Exhibit due date March 13, 2015

Preliminary input February 27, 15

Ellen reviews public access elements with Adrienne Wong. Retreat area, coffee cart. They suggest 2 anemometers - wind measurement Nantucket Rocking Chairs

Permit 2004.003

-2-

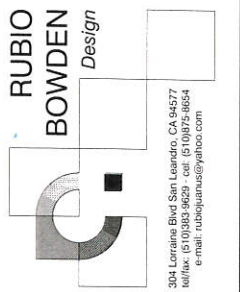
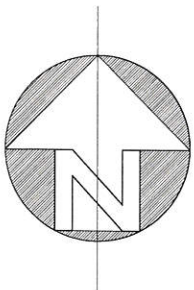
Address paving - matching shapes

Address entire player - all improvements

~~Address~~

Open light plane (ceiling) - Steve is not
having any of these suggestions

PUBLIC PAVILION



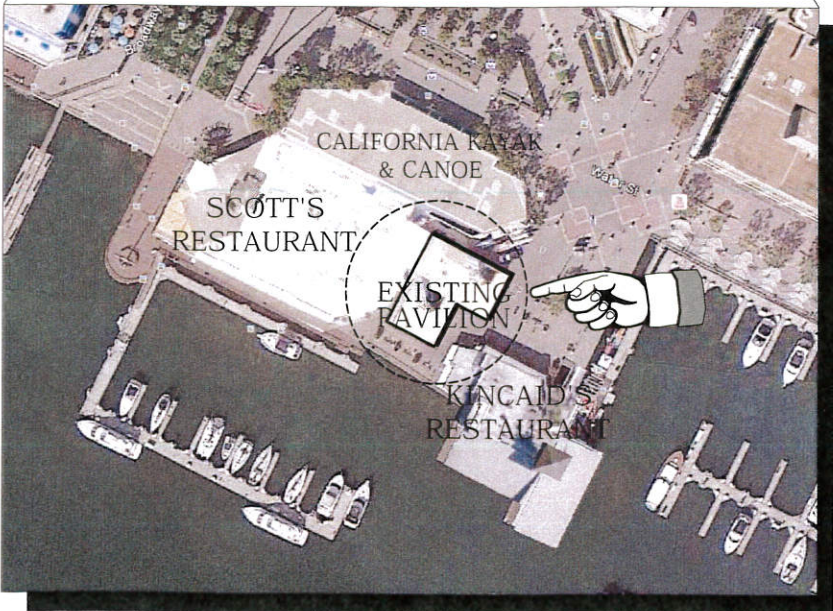
Jack London Square Oakland, California

Material Amendment Request for Permanent Outdoor Structures at Scott's Jack London Seafood Restaurant

REGIONAL MAP



VICINITY MAP



SCOPE OF WORK

The items included in this amendment application are divided in two(2) groups in accordance with the permits previously submitted as follows:

- A. BCDC Permit Application No 1985.019.021A
- B. BCDC Permit Application No 1985.019.011B

MATERIAL AMENDMENT SCHEDULE

BCDC Permit Application No 1985.019.021A			BCDC Permit Application No 1985.019.011B		
ITEM	DESCRIPTION	STATUS	ITEM	DESCRIPTION	STATUS
A-I	255 SQ.FT. STORAGE, ATTACHED TO SCOTT'S RESTAURANT EASTERN WALL. SEE ENLARGED PLAN 1/A.3.1	EXISTING / CONSTRUCTED / IN PLACE. NON-AUTHORIZED	B-I	40 FEET LONG NON-RETRACTABLE PANELS WALL AT THE NORTHERN SIDE OF PAVILLION WITH DOUBLE SWING SERVICE DOOR	EXISTING / CONSTRUCTED / IN PLACE. NON-PROPOSED
A-II	122 SQ.FT. BREEZEWAY AREA BETWEEN SCOTT'S RESTAURANT AND PAVILLION. SEE ENLARGED PLAN 1/A.3.1	PENDING CONSTRUCTION OF ITS NORTHERN WALL & DOOR	B-II	RETRACTABLE ALUMINUM PANELS WITH SWINGING METAL FRAME GLASS DOORS	PROPOSED (NON AUTHORIZED)
A-III	16- 42"Wx30D"x16H METAL PLANTER BOXES (SEE A.1.1, A.1.2, A.2 AND A.3.2)	NOT EXISTING (PROPOSED)	B-III	APPROX. 10 FEET LONG RETRACTABLE PANELS AT THE WESTERN SIDE OF PAVILLION (SOUTH OF THE STORAGE AREA) SEE 3/A.2	PROPOSED (NON AUTHORIZED)
			B-IV	METAL FRAME GLASS DOOR IN THE WESTERN PAVILLION WALL (SOUTH OF THE STORAGE AREA)	PROPOSED (NON AUTHORIZED)
			B-V	ROLL-UP DOOR, WOOD CURTAINS AND AWNING IN THE WESTERN PAVILLION WALL (STORAGE EASTERN SIDE)	EXISTING / CONSTRUCTED / IN USE NON-AUTHORIZED
			B-VI	14'-10" LONG NON RETRACTABLE PANELS WALL AT THE WESTERN SIDE OF PAVILLION (NORTH OF STORAGE AREA) - SEE 3/A.2	EXISTING / CONSTRUCTED / IN USE NON-AUTHORIZED
			B-VII	ILLUMINATED EXIT SIGN NEAR THE METAL DOOR FRAMES	EXISTING / CONSTRUCTED / IN USE NON-AUTHORIZED
			B-VIII	RETRACTABLE PANELS ALL AROUND PAVILLION PERIMETER	EXISTING / CONSTRUCTED / IN USE NON-AUTHORIZED

KEY

	EXISTING - AUTHORIZED
	EXISTING - NOT AUTHORIZED
	PROPOSED - NOT AUTHORIZED

DRAWING INDEX

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			PLANTER BOXES
			ELEVATION SECTION

PROJECT TEAM

Presented by:
Steven Hanson, Consultant,
Scott's Seafood Restaurants
Steve Fagalde, President,
Scott's Seafood Restaurants
Prepared by:
Juan Rubio
RUBIO BOWDEN DESIGN

JOB N° :	00152
DATE :	11/20/2013
REVISIONS:	
DATE:	BY:
05/27/2014	BCDC
09/01/2014	BCDC

VICINITY MAP

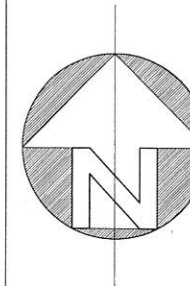
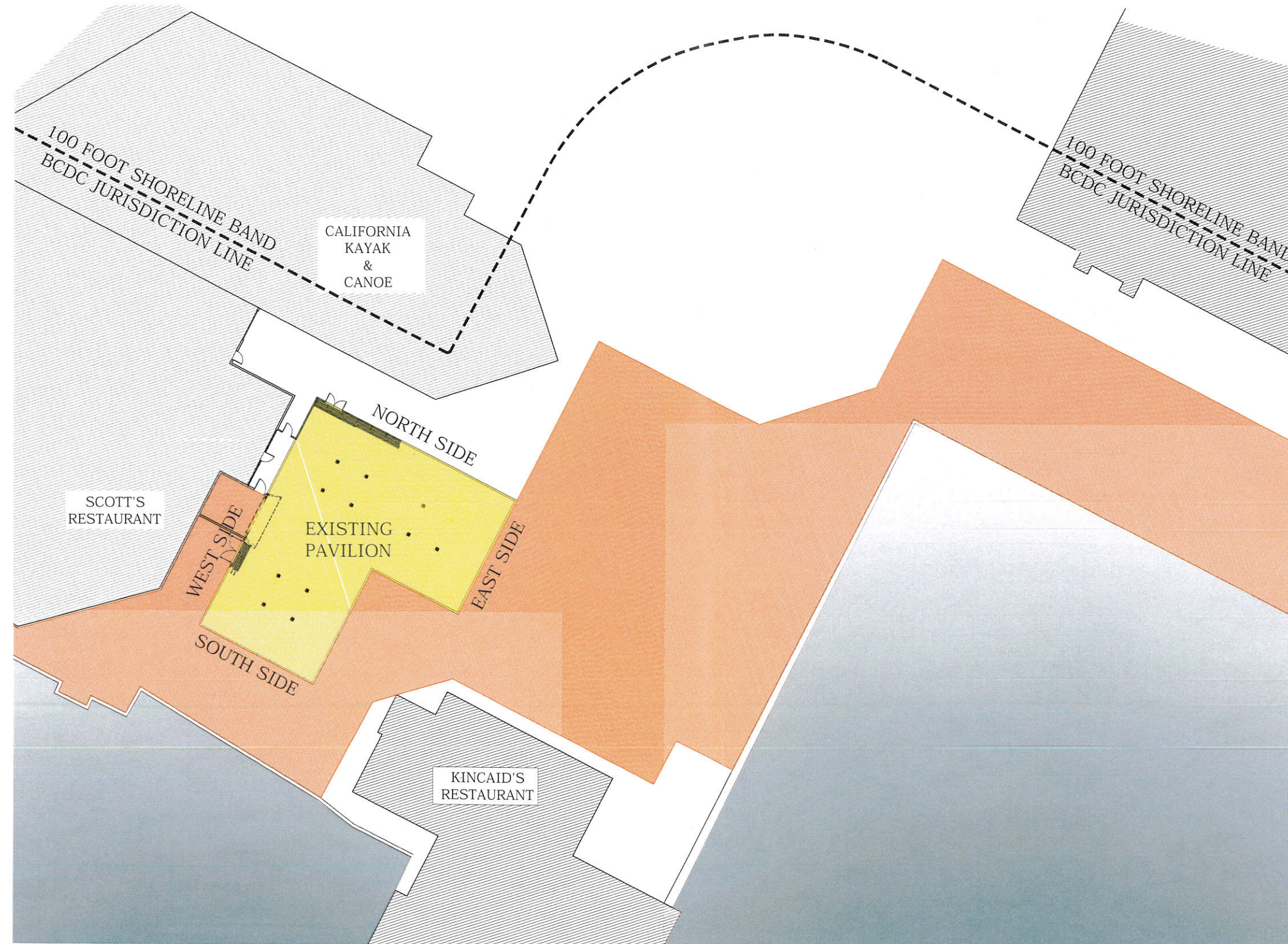
PROJECT DATA

SCOPE OF WORK

SCALE: AS NOTED

SHEET NUMBER:
A.0.1

Received 2/20/15



PAVILION

JACK LONDON SQUARE

JOB N° : 00152	
DATE : 11/20/2013	
REVISIONS:	
DATE:	BY:
05/27/2014	BCDC

PUBLIC ACCESS
PLAN

SCALE: AS NOTED

SHEET NUMBER:

A.0.2

LEGEND

-  Public Access required by BCDC Permit No. 1985.019.021A
-  Public Access required by BCDC Permit No. 1985.019.011B

PUBLIC ACCESS PLAN

scale: $\frac{1}{16}$ " = 1'-0"

PAVILION JACK LONDON SQUARE

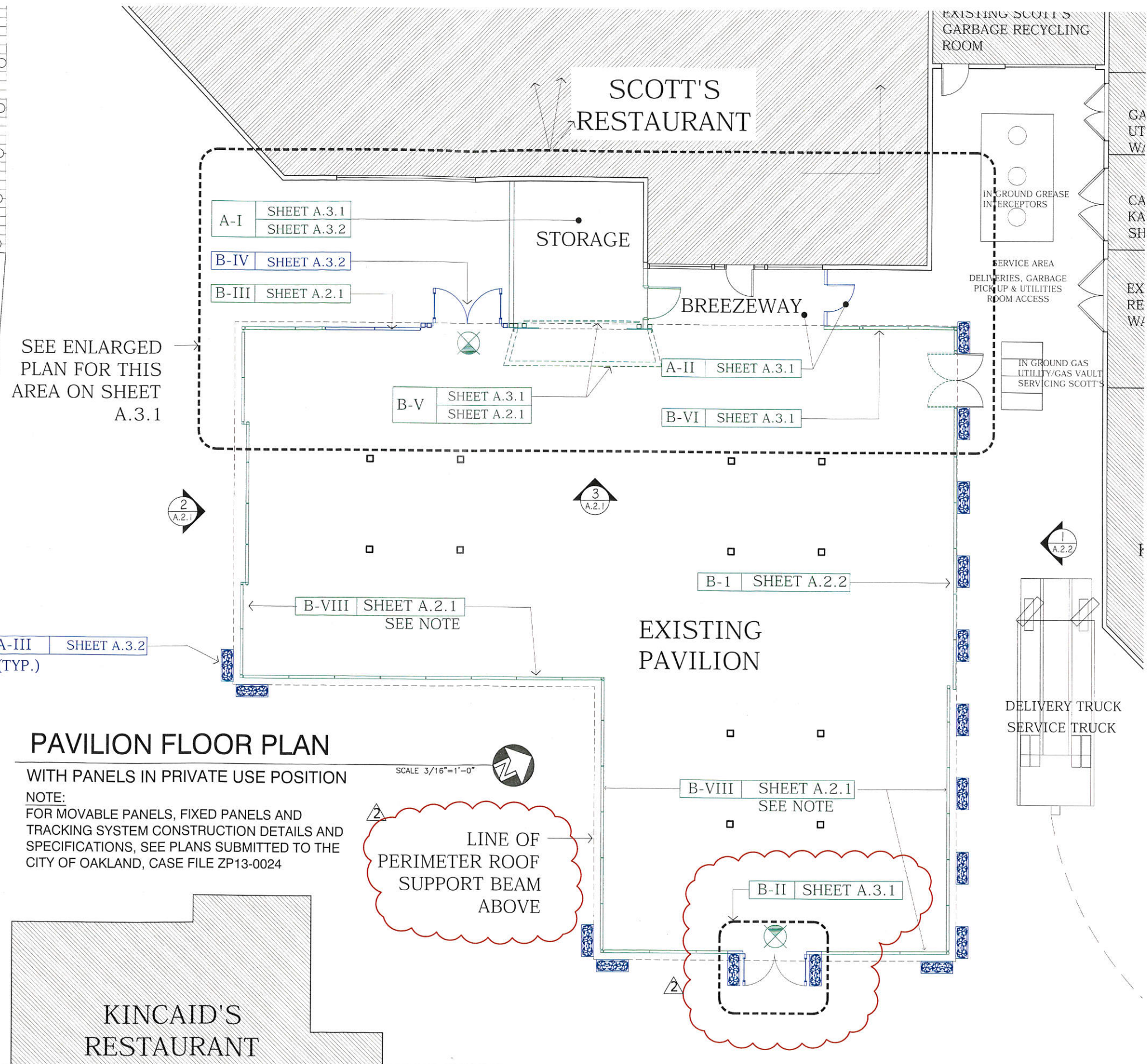
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DATE : 11/20/2013	
REVISIONS:	
DATE:	BY:
05/27/2014	BCDC
09/01/2014	BCDC

PAVILION FLOOR PLAN

WITH PANELS IN
PRIVATE USE
POSITION

SCALE: AS NOTED

SHEET NUMBER:
A.1.1



OAKLAND
ESTUARY

SEE ENLARGED
PLAN FOR THIS
AREA ON SHEET
A.3.1

PAVILION FLOOR PLAN

WITH PANELS IN PUBLIC USE POSITION

NOTE:
FOR MOVABLE PANELS, FIXED PANELS AND
TRACKING SYSTEM CONSTRUCTION DETAILS AND
SPECIFICATIONS, SEE PLANS SUBMITTED TO THE
CITY OF OAKLAND, CASE FILE ZP13-0024

SCALE 1/4"=1'-0"

LINE OF
PERIMETER ROOF
SUPPORT BEAM
ABOVE

KINCAID'S
RESTAURANT

EXISTING
PAVILION

SCOTT'S
RESTAURANT

STORAGE

BREEZEWAY

GARBAGE RECYCLING
ROOM

GAS &
UTILITY
WATER

CALIF
KAYAK
SHOP

EXIST
RECYC
WATER

SERVICE AREA
DELIVERIES, GARBAGE
PICKUP & UTILITIES
ROOM ACCESS

IN GROUND GAS
UTILITY/GAS VAULT
SERVICING SCOTT'S

DELIVERY TRUCK
SERVICE TRUCK

A-III SHEET A.3.2
(TYP.)

B-VIII SHEET A.2.1
SEE NOTE

B-I SHEET A.2.1

A-I SHEET A.3.1
SHEET A.3.2
B-IV SHEET A.3.2
B-III SHEET A.2.1

B-III SHEET A.2.1
B-V SHEET A.3.1
SHEET A.2.1

B-VI SHEET A.3.1

A-II SHEET A.3.1

PAVILION JACK LONDON SQUARE

JOB N° : 00152
DATE : 11/20/2013

REVISIONS:	
DATE:	BY:
05/27/2014	BCDC
09/01/2014	BCDC

PAVILION FLOOR PLAN

WITH PANELS IN
PUBLIC USE
POSITION

SCALE: AS NOTED

SHEET NUMBER:

A.1.2

OAKLAND
ESTUARY

OUTDOOR
ALUMINUM ARM
CHAIR (TYP)-35
TOTAL

32" DIA.
"EMUAMERICAS
DIAMETER KISS SOLID
TOP TABLE (TYP)-15
TOTAL

PAVILION PLAN VIEW - TABLE LAYOUT

WITH PANELS IN PUBLIC USE POSITION

SCALE 1/4"=1'-0"

LINE OF PERIMETER
ROOF SUPPORT
BEAM ABOVE

PERMANENT
DOOR FRAME TO
BE REMOVED

SCOTT'S
RESTAURANT

EXISTING
PAVILION

KINCAID'S
RESTAURANT

IN GROUND GREASE
INTERCEPTORS

SERVICE AREA
DELIVERIES, GARBAGE
PICK UP & UTILITIES
ROOM ACCESS

IN GROUND GAS
UTILITY/GAS VAULT
SERVICING SCOTT'S

GAS &
UTILIT
WATER

CALIF
KAYAK
SHOP

EXIST
RECYC
WATER

DELIVERY TRUCK
SERVICE TRUCK

RUBIO
BOWDEN
Design

304 Lorraine Blvd San Leandro, CA 94577
tel/fax: (510) 353-9629 - cell: (510) 675-4654
e-mail: rubioquanas@yahoo.com

PAVILION JACK LONDON SQUARE

JOB N° : 00152
DATE : 11/20/2013

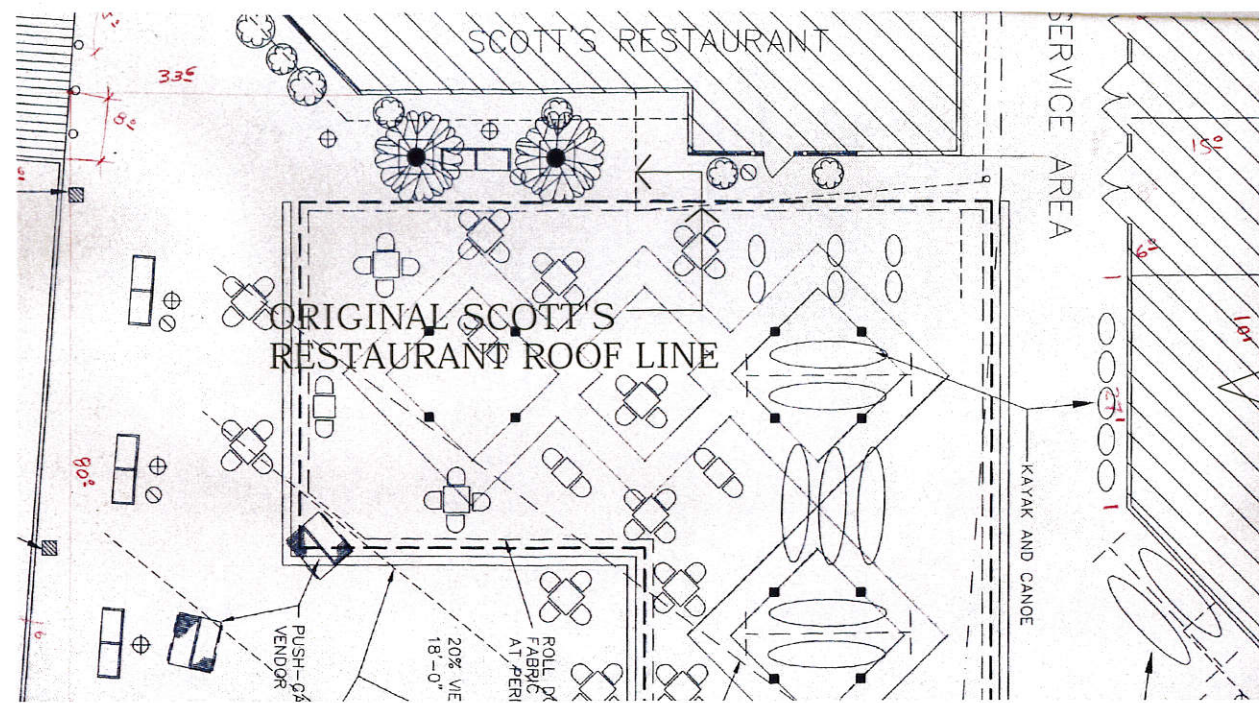
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05/27/2014	BCDC	
09/01/2014	BCDC	

PAVILION FLOOR
PLAN
TABLE
LAYOUT

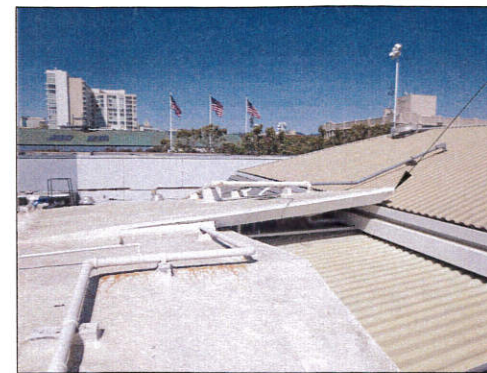
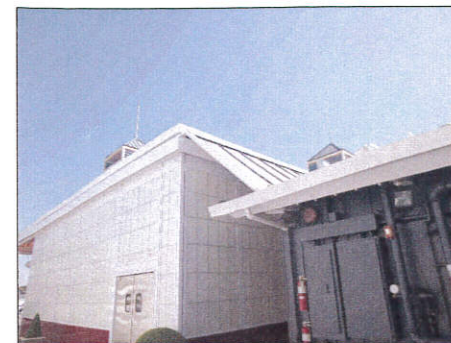
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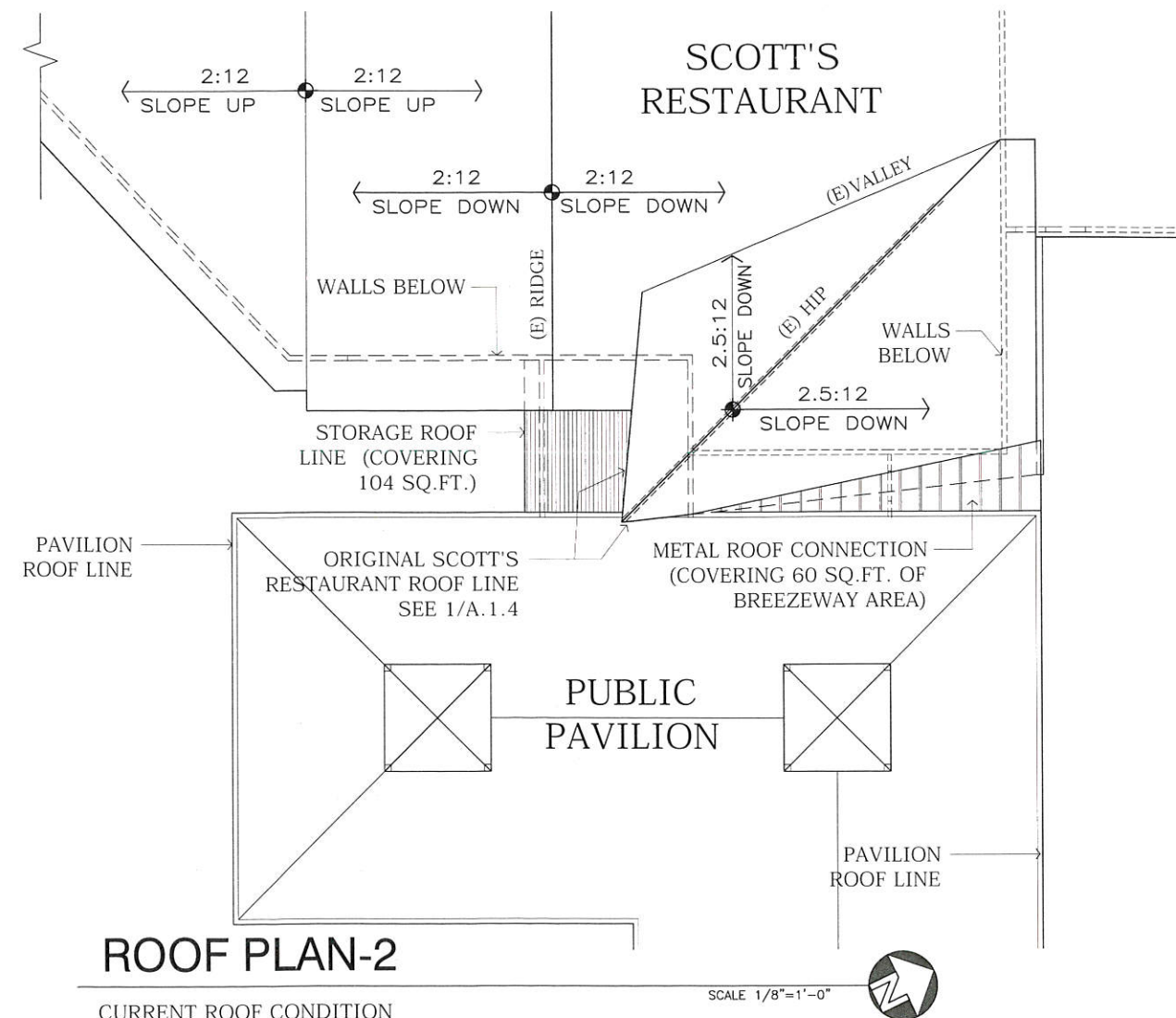
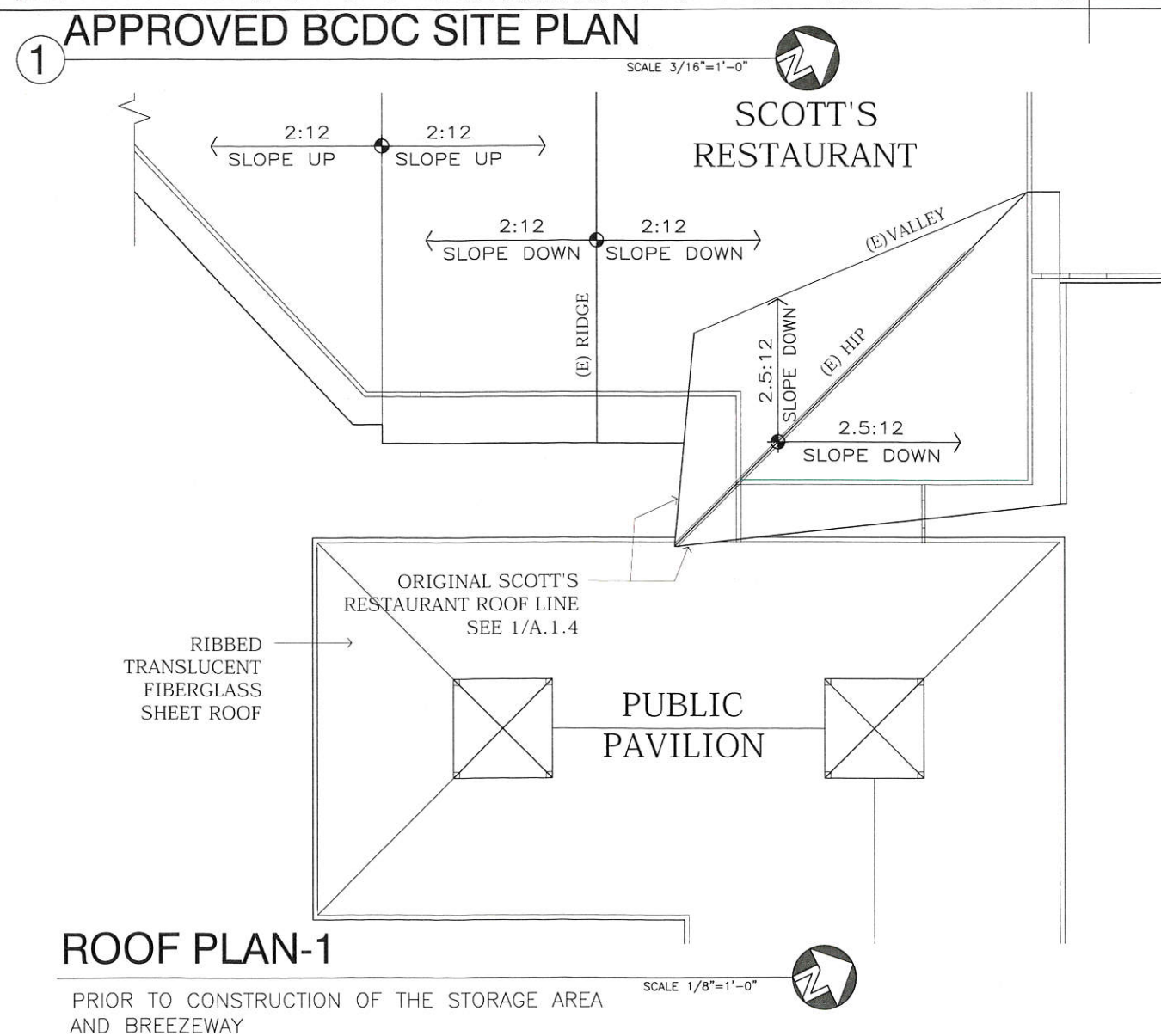
A.1.3



Samuel Kwong
 No. Revision By
 BDC COMMENTS SK
 7/2/95 SK
 Job No. Date 1/15/96
 9427E Drawn by
 Checked by
 Sheet Title
 SITE PLAN
 TOWER SECTION &
 DIMENSION PLAN



ORIGINAL SCOTT'S RESTAURANT ROOF.
SEE 1
A.1.4



PAVILION
 JACK LONDON SQUARE

JOB N° : 00152	REVISIONS:
DATE : 09/01/2014	DATE: BY:

SCOT'S
 RESTAURANT &
 PAVILION
 PARTIAL ROOF
 PLAN

SCALE: AS NOTED

SHEET NUMBER:

A.1.4

PAVILION

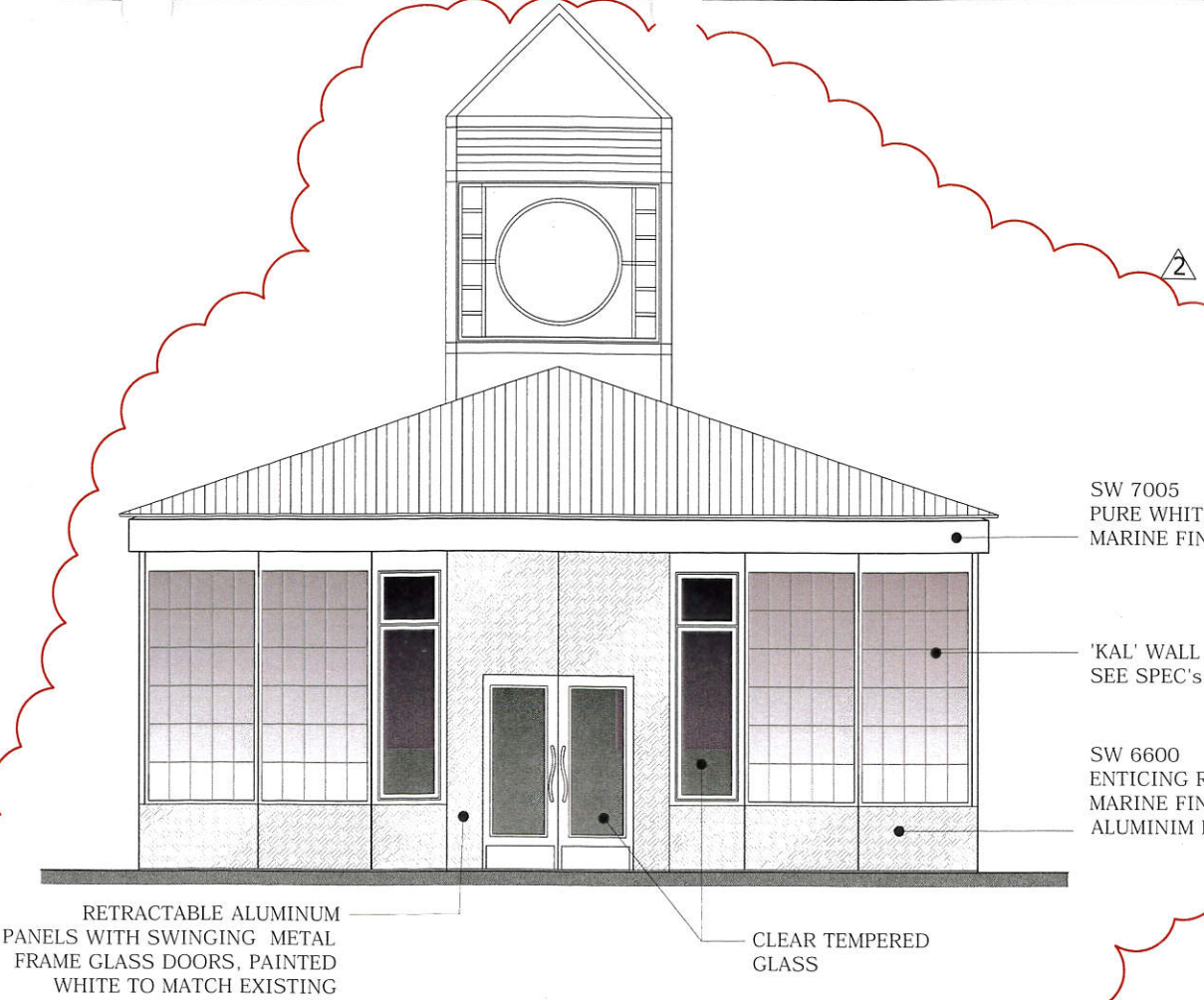
JACK LONDON SQUARE

JOB N° :	00152
DATE :	11/20/2013
REVISIONS:	
DATE:	BY:
05/27/2014	BCDC

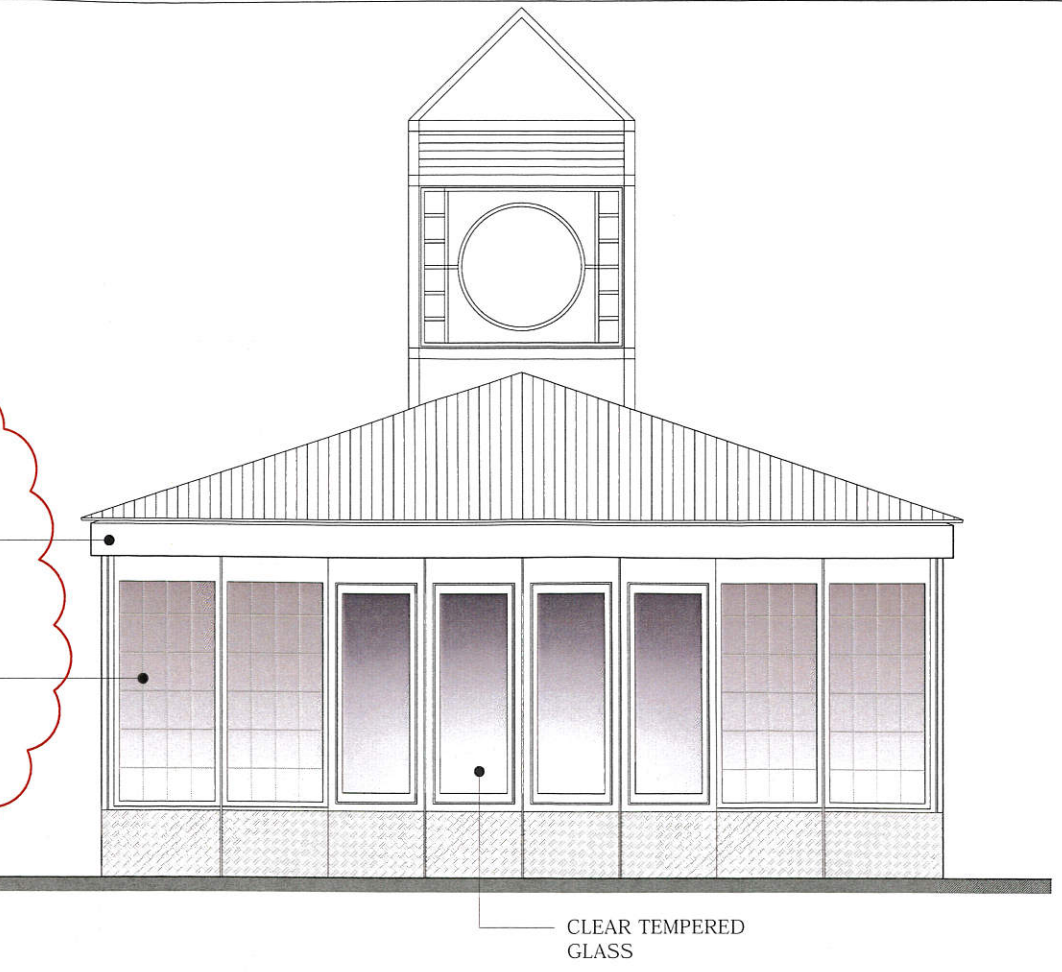
PAVILION ELEVATIONS

SCALE: AS NOTED

SHEET NUMBER: A.2.1



1 PAVILION MAIN ENTRANCE SIDE
IN PRIVATE EVENT USE - EAST ELEVATION SCALE 1/4"=1'-0"

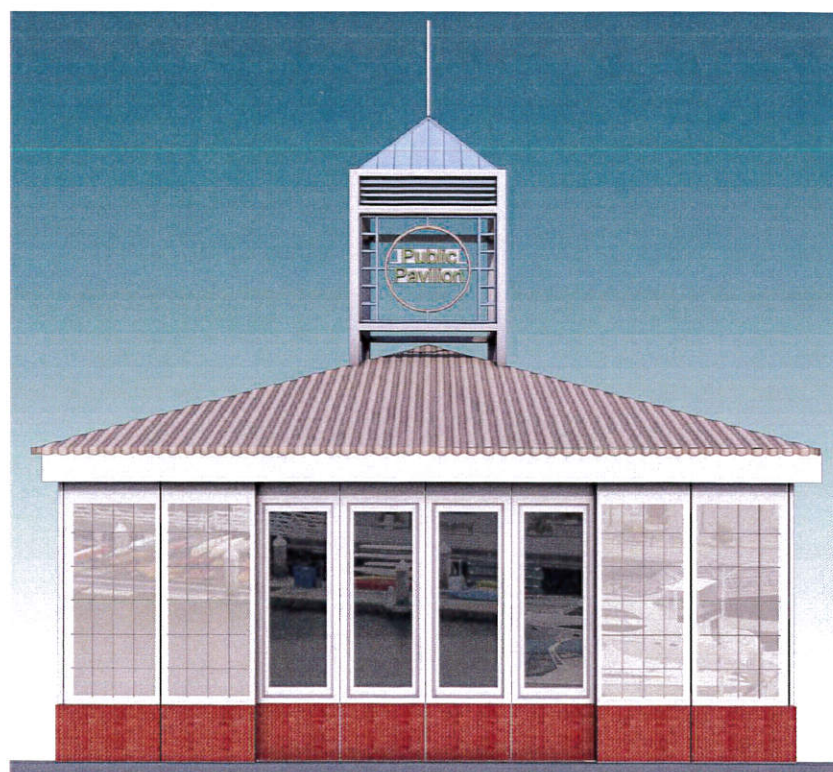


2 PAVILION WATERFRONT SIDE
IN PRIVATE EVENT USE - SOUTH ELEVATION SCALE 1/4"=1'-0"



3 WEST WALL INTERIOR ELEVATION
WITH PANELS IN PRIVATE EVENT USE SCALE 1/4"=1'-0"

NOTE:
FOR MOVABLE PANELS, FIXED PANELS AND TRACKING SYSTEM
CONSTRUCTION DETAILS AND SPECIFICATIONS, SEE PLANS
SUBMITTED TO THE CITY OF OAKLAND, CASE FILE ZP13-0024



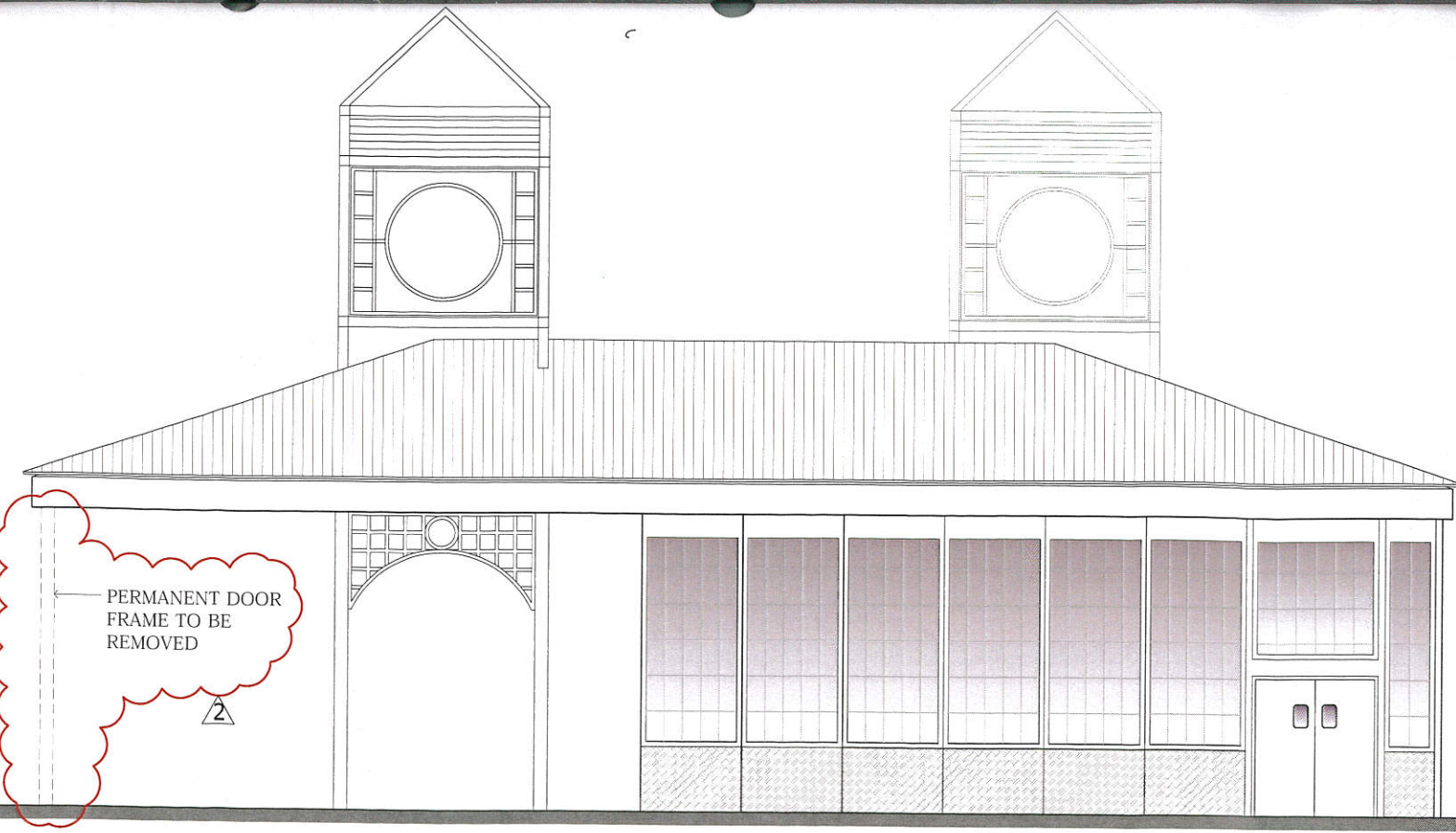
PAVILION
JACK LONDON SQUARE

JOB N° : 00152	
DATE : 11/20/2013	
REVISIONS:	
DATE:	BY:
05/27/2014	BCDC
PAVILION ELEVATION	
PICTURES (SOUTH & EAST)	
VIEW CORRIDOR PLAN	
SCALE: AS NOTED	

SHEET NUMBER:
A.2.2



② SOUTHERN VIEW OF PAVILION
WITH PANELS IN PUBLIC USE

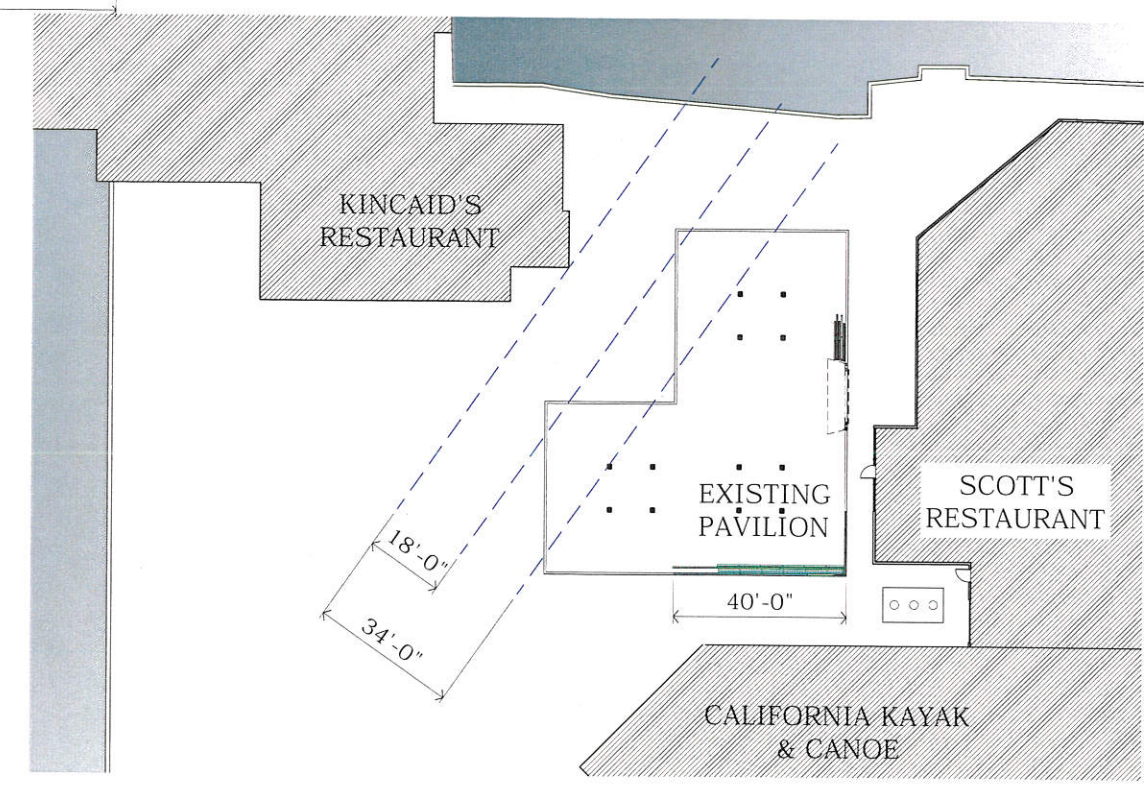


① NORTH WALL EXTERIOR ELEVATION
WITH PANELS IN PUBLIC USE

40'-0"
EXIST. 'KAL' WALL
NON-RETRACTABLE PANELS
B-I
SCALE 1/4"=1'-0"

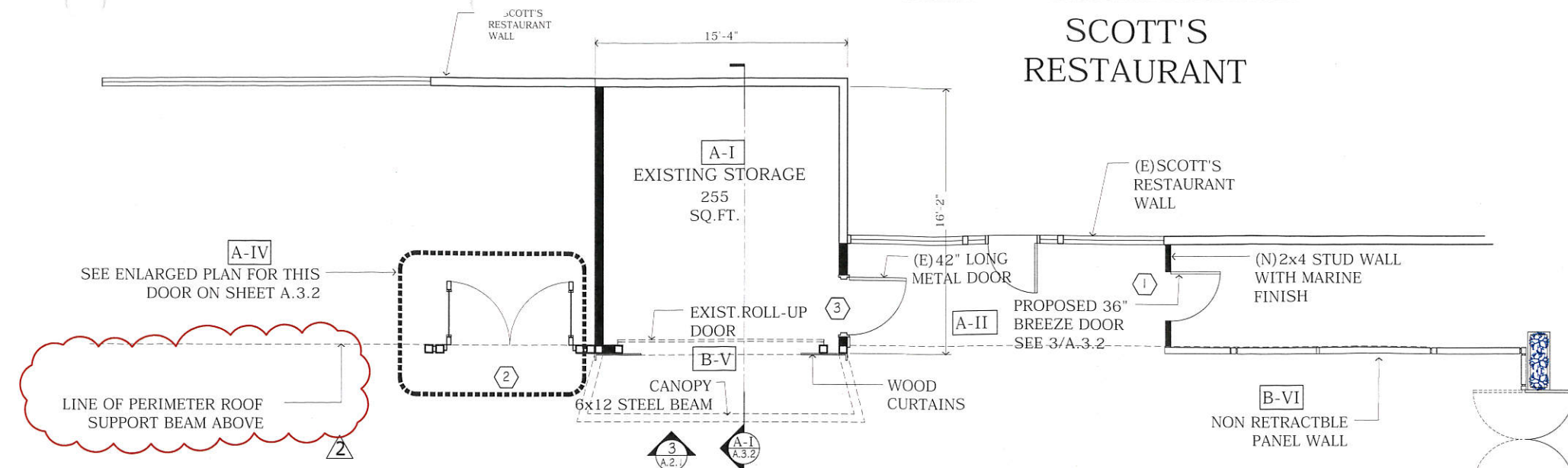


③ EASTERN VIEW OF PAVILION
WITH PANELS IN PUBLIC USE



VIEW CORRIDOR PLAN
WITH PANELS IN PUBLIC USE

SCALE 1"=20'

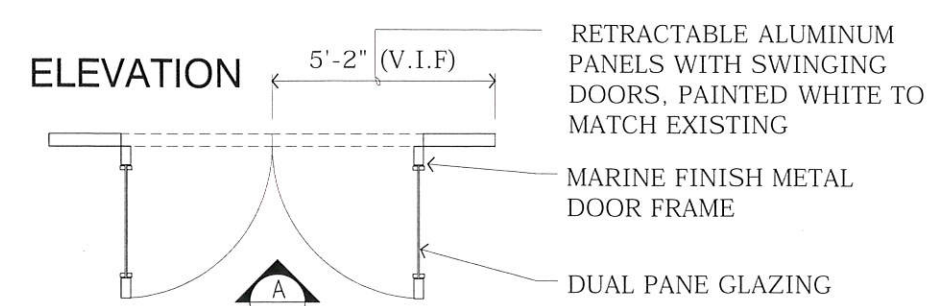
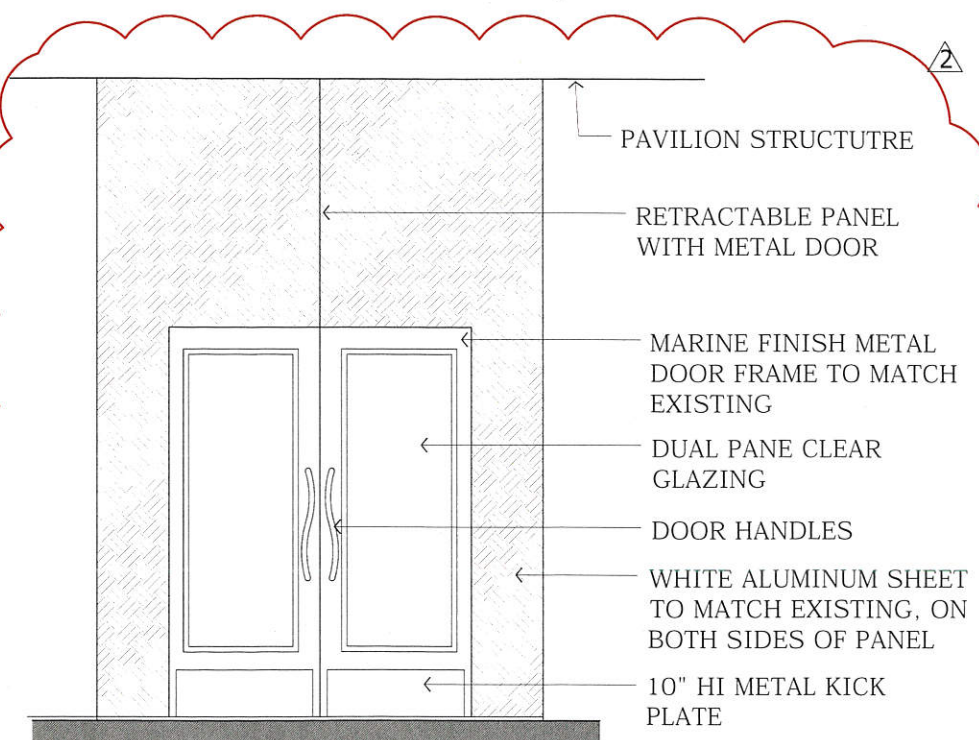


1 ENLARGED PLAN: STORAGE/ BREEZE WAY AREA FLOOR PLAN
SCALE 1/4"=1'-0"



RENDERED ELEVATION - MAIN ENTRY DOOR (EAST)

EXISTING AUTHORIZED WALL
EXISTING NON-AUTHORIZED WALL



B-II ENLARGED ENTRY DOOR PLAN
IN PRIVATE USE
SCALE 1/2"=1'-0"

PAVILION
JACK LONDON SQUARE

JOB N° :	00152
DATE :	11/20/2013
REVISIONS:	
DATE:	BY:
05/27/2014	BCDC
09/01/2014	BCDC

ENLARGED PLAN

ELEVATIONS
RENDERINGS

SCALE: AS NOTED

SHEET NUMBER:

A.3.1

PAVILION
JACK LONDON SQUARE

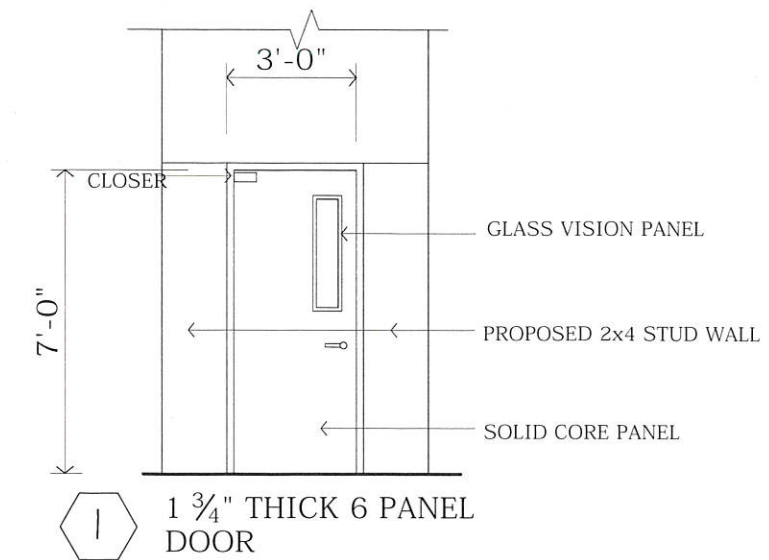
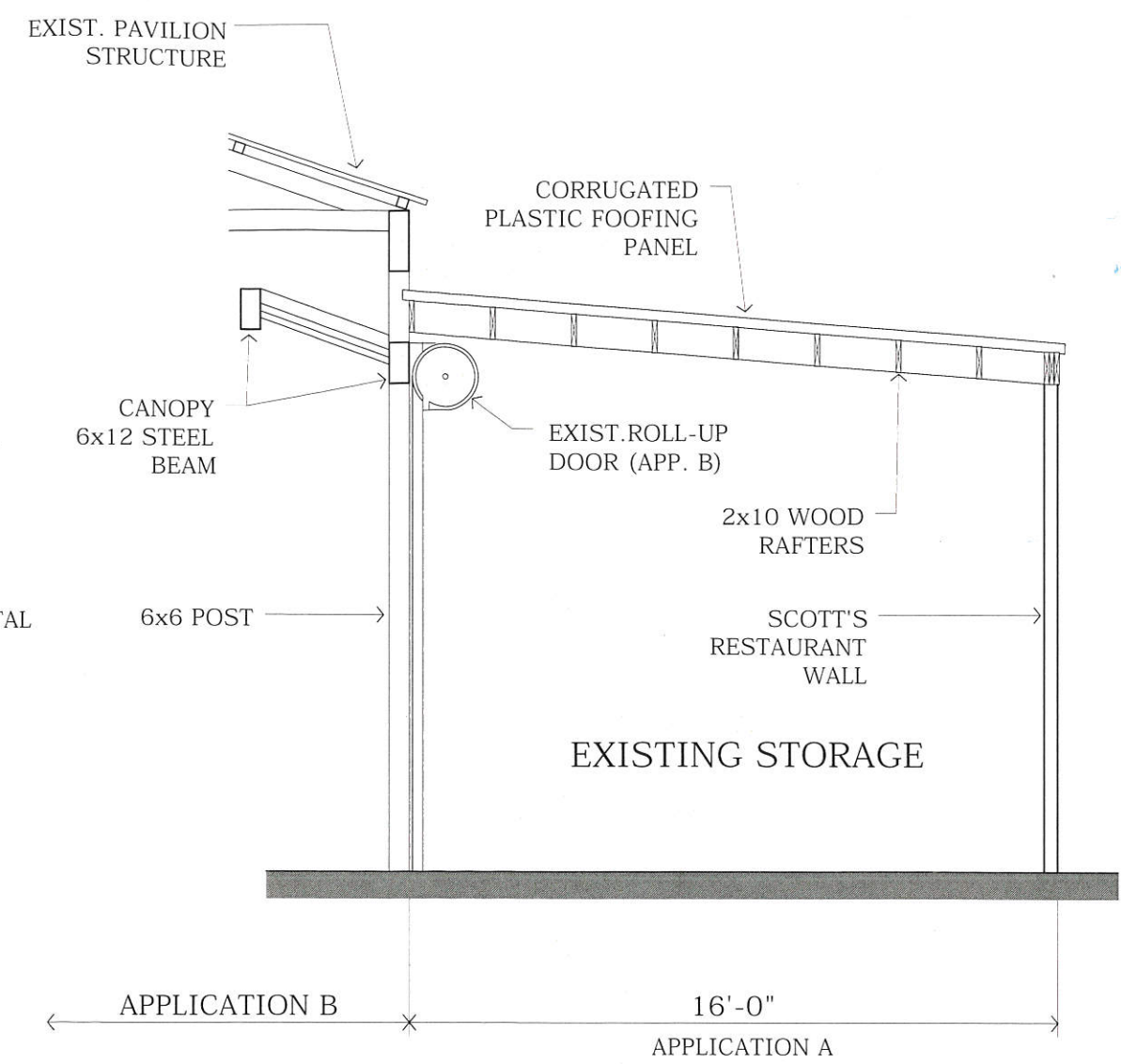
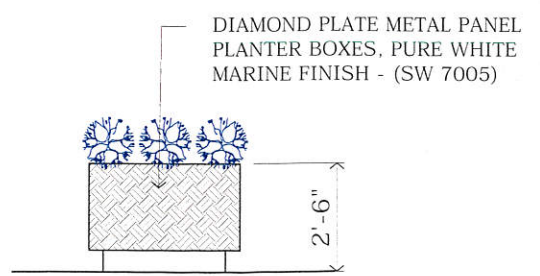
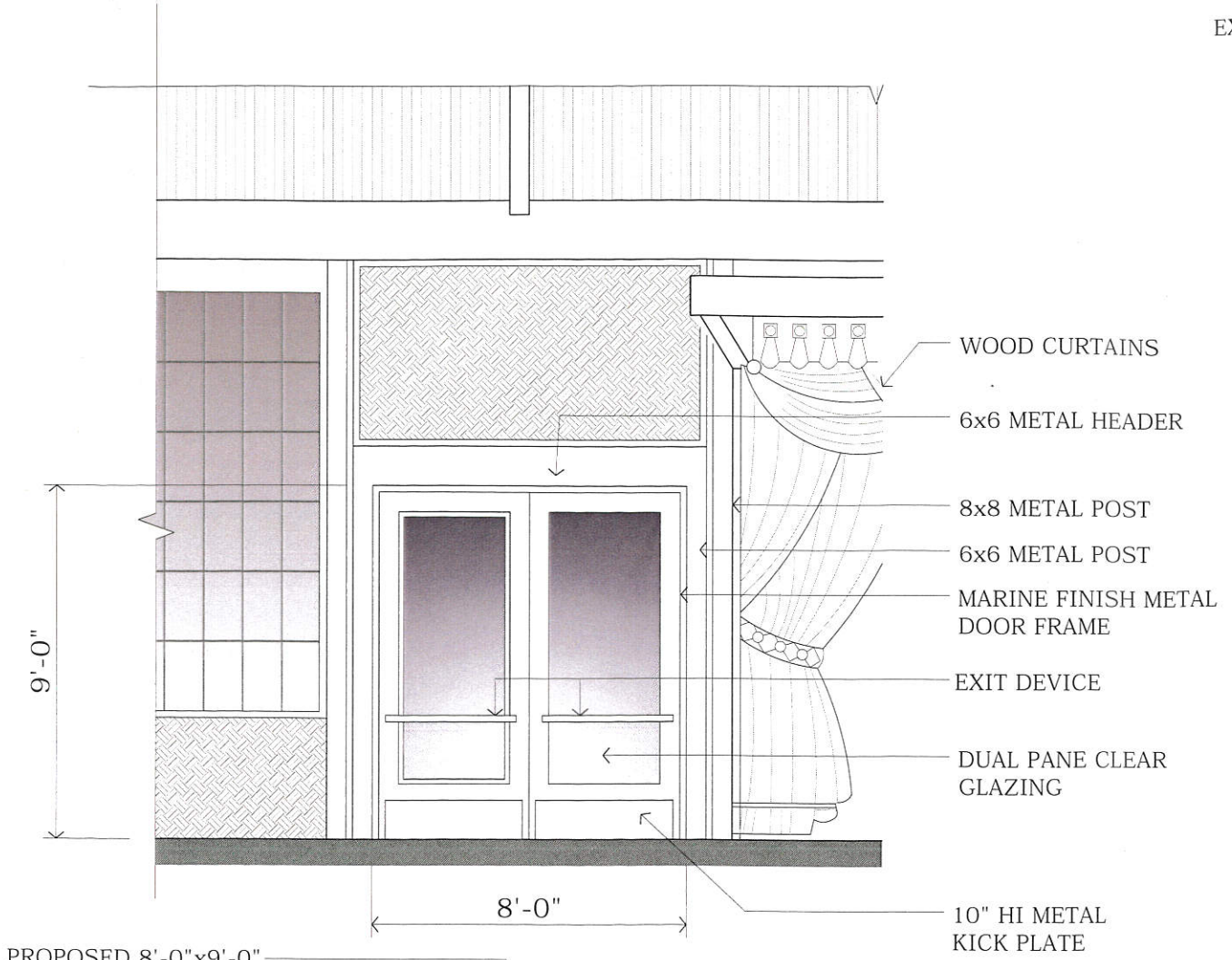
JOB N° :	00152
DATE :	11/20/2013
REVISIONS:	
DATE:	BY:
05/27/2014	BCDC

SECTION
ELEVATIONS
PLANTER BOX

SCALE: AS NOTED

SHEET NUMBER:

A.3.2



Steven Hanson
Consultant for Scott's Restaurant
Corporate Office
Scott's Seafood, Inc.
2770 Camino Diablo
Walnut Creek, CA 94597

February 20, 2015

Ms. Adrienne Klein
Chief of Enforcement
San Francisco Bay Conservation and Development Commission (BCDC)
455 Golden Gate Avenue, Suite 10600
San Francisco, CA 94102-7019

Dear Ms. Klein.

Both recently and over the years we have had conversations about the Private Use provisions for the Public Pavilion under BCDC permit NO. 19-85 (B). We have discussed the fact that market demand may have led to some overuse, for which we apologize. While the Pavilion was designed to accommodate covered open space use, in a public space, it was also designed to provide a venue for Oakland for private events that are on the waterfront.

Unique one-of-a-kind Event Venue

It should also be noted that while the Public Pavilion is *Public* it also can be used as a private venue on public property that can be reserved for private events. By that we mean that any member of the public can use and reserve the Pavilion for a special event (e.g. weddings, conference, parties, etc.). The attraction is that the Pavilion is located on an historic waterfront in one of the East Bay's few, if any, waterfront entertainment districts.

We know that BCDC understands that much of the East Bay's Bayfront is industrial or relegated to transportation purposes. Unlike San Francisco, there are only a handful of public venues that can play host to any event, public or private on San Francisco Bay's east shore.

As we have mentioned before, the Pavilion is not replicated in its size and capacity by very many other such facilities in Oakland. Comparable facilities to host events are few and in great demand. They include Oakland Marriott City Center, the Hilton at Oakland airport, and perhaps the Kaiser Center meeting event facility. This is the only venue of equivalent size and capacity and the only such facility on San Francisco Bay. In addition, typically, during a year the facility generates as much as 30,000 visitors to Jack London Square and it is safe to assume that as many as 50% of those visitors are introduced to the Oakland waterfront for the first time in attending an event at this facility. We hope for their return in the future to experience this remarkable waterfront area!

While many of these events are “private” the event venue is open to the public and available for reservation for any compatible event where such a facility can meet the event’s needs. So for that reason, it is a valuable and irreplaceable resource.

Event Analysis

The original use restriction language that was established in the use permit as amended through October 1997 has not been revised or modified with respect to the use of the Pavilion since it has been in operation (1986). There has been no subsequent analysis or review of the Pavilion’s operations since it has been in operation. In addition, the use and use restrictions built into the permit were based on assumptions and were not borne out by the actual reality based on actual use information. In addition, the use restrictions were established under the previous antiquated “tent type” infrastructure which could take up to a day to set up for a four hour event in the evening. If there was an event the next day, there was little incentive to take the tent down and put it back up twice in a 48 hour period.

Here is a summary of the current Use language:

The most recent amendment indicates that...“This amendment authorizes the construction of a 4, 400 square-foot pavilion in the plaza to be used for public access purposes eighty percent (80%) of each year (292 days) and for private events hosted by Scott’s restaurant twenty percent (20%) of each year (73 days). The periodic private use of the public access space for private events will eliminate the public’s access to a *significant* portion of the plaza for approximately 20 percent of each year.” *(By the way, the Franklin Plaza is 32,300 square feet and the Pavilion only takes up 4,500 square feet adjacent to two existing buildings or approximately 13% of the plaza. The plaza serves as a service access area as well).*

There is also more complicated language concerning periods of the year that restricts use of the Pavilion which is an attempt to regulate what would be assumed as higher use demand times of the year (e.g. summer). The actual use patterns, however, appear to have an actual different peak demand based on actual use analysis. This language under Section III, Subsection C of the Permit is summarized in a table shown on the Permit as Exhibit A (attached).

We think that we can meet the 20% of the year maximum use requirement but would ask that the measurement method for that use be modified based on the actual use trends for which we have provided analysis. The consideration we are asking for is particularly applicable now that we have initiated the new wall systems which greatly reduces the time periods necessary to transfer from public use to private use and vice versa.

I have attached a use analysis for 2014, which was an average year for the Pavilion and coincided with average revenues for the restaurant operations. Our analysis shows that for all the hours within a year, 9 % of the total time (hours) during 2014 is used for actual events including the set-up and take down time. The heaviest use is in the months of April and May, with November, October and December following close behind. June, July, August and September are the least used months for the Pavilion as there are other competing options for events, including vacation for that time of year. For much of the time, set up for events begin no earlier than 3:00 PM for events starting at 5:00 PM and after. In

looking at the graphic representation of the actual events for the Public Pavilion, 80% of the private events actually occur after 5:00 PM (excluding two hour set up time). During the winter months, official sunset in the Bay area occurs, just after 5:00 PM and most of the events during that period occur in the evening!

The point of the above analysis is to point out that the Pavilion, when used for private events, is used rarely for that purpose during daytime hours when most public use of the space is likely to occur. This opportunity has come about mainly because of the new movable wall system installation which conserves both man-hours and time and thus enables the Pavilion to be open to the public during some portion of the day (even when the Pavilion is used during a portion of the day/night for a private event). It is not accurate, therefore (under the present operational systems) to assume that just because the Pavilion is used for a "private event" it is not able to be open to the public for most of the period during a 24-hour day unless there is a daytime event planned. In 2014 there were only 22 day-time events that would preclude the Pavilion from being used most of the day. This represents only a little over 6% of daytime usage. Given the waterfront nature of the area, the Pavilion is not used by the public very much or if at all at night when it is just open to the public.

Public Benefit

Scott's Restaurant, which has been open at the former Sea Wolf restaurant site has been in operation at this location for more than 30 years. As a locally owned and managed business, Scott's has supported Oakland and its non-profit community over its entire history. This includes, in any given year, sponsorship of many events where proceeds go to worthy non-profits and it has hosted such events to support everything from the YMCA to youth education and other worthy non-profit organizations. With the loss of major corporate headquarters in Oakland that once could be relied upon to support some of these worthy causes, the Scott's Corporation has done a great job in stepping in where it can. The Pavilion has been a resource to support these events as it provides a venue that can be effectively and efficiently used for fundraisers. Scott's either donates all or a portion of the labor, food and facility to support these non-profits. Scott's is looked upon by the community as a responsible corporate citizen that always comes through when necessary.

BCDC is correct in asserting that permits be followed however, it is time to take a new look, given the recent changes in the Pavilion operations and as well recent changes and new respect for details of this nature by Scott's management.

Requested Modifications to Use Provisions

We are therefore requesting that the language used to regulate the use of the Pavilion be reinterpreted so that use can include up to an actual 20% of the available time period so long as most of the private use occurs after 5:00 PM and that no more than approximately 40 days can be used for events that occur before 4:00 PM - which equates to about 10% of the days for daytime events. We would be happy to work on language with your staff, the Port staff and others to come up with a mutually agreed to solution to assure the future enjoyment of this facility and others in Jack London Square. The main

reason for the investment Scott's has made in the Pavilion was to permit a better and more efficient utilization of the facility.

We look forward to your consideration for helping us use this asset as efficiently and effectively as possible. We are not asking for actual increased use, but a reinterpretation of the use language so that the Pavilion can be used to its best advantage by all parties.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven E. Hanson", is written over the typed name.

Steven E. Hanson
Consultant

cc: Liz Gallagher, Scott's Corporation
Pam Kershaw, Port of Oakland
City of Oakland Officials

Attachments:

Exhibit A to BCDC Permit 19-85 (B)

Use and Overuse of the Pavilion for Private Events Analysis – Compiled February 2015

Pavilion 2014 - Actual Use Schedule / with Graphs

GUIDELINES FOR PRIVATE USE OF PUBLIC PAVILION

Permit No. 19-85--Exhibit E

	Public Use of the Pavilion	Private Use of the Pavilion	Percentage of Private Use of Pavilion during high use periods (weekend days/nights)
Percentage of use per year.	80%	20%	
Number of days available per year for use of the public pavilion.	292	73	
No. of weekend days/nights* to be made available for use of the Pavilion on average per month from May through October	6	3	33%
Minimum no. of weekend days/nights for Public Use in any month	3		
No. weekend days/nights* to be made available for use of the Pavilion on average per month from November through April	5	4	40%

*weekend nights = Friday and Saturday; weekend days = Saturday and Sunday

1. Scott's will submit a quarterly calendar of proposed private events for Port approval. The events calendar will include a time estimate of each individual event, including set-up and take-down times consistent with each event.
2. The Port will transmit a copy of the approved quarterly events calendar to BCD staff for its information.
3. The Port will closely monitor the use of the pavilion for private events to ensure compliance with the 20-percent maximum private use limit.
4. The Port will not approve more than two consecutive private events at any time.
5. Scott's will coordinate with the Port's Marketing Director to eliminate conflicts between private events and any public events.
6. Scott's will not lower the fabric curtains prior to one (1) hour before a private event and will retract the curtains within one (1) hour after a private event.
7. Scott's will be responsible for the repair and maintenance of the pavilion structure, the outdoor tables and chairs and the binoculars.
8. Scott's will be responsible for the daily clean-up of the area beneath the pavilion structure.
9. The Port, Scott's and BCD staff will review these guidelines within six (6) months of the first private event to determine if additional guidelines are necessary.

Permit No. 19-85(B)
Corrected Amendment No. Ten
Exhibit A

Use and Overuse of the Pavilion for Private Events Analysis – Compiled February 2015

Subject: Pavilion Use Analysis 2014 – A Proposal for Modification of the Current use Provision of the Public Pavilion BCDC Permit.

Justification for Amending Permit Requirements

1. Old Tent-Wall System

Under the old system, with tent walls, it was expected that the set up and take down time would take the entire day for each event. In that case, the BCDC permit contemplated 20% of the year or 73 days would be occupied by an event or the preparation of an event. Under that scenario, the permit contemplated only events for 73 days.

2. New Wall System

The installation of the new wall system has radically changed the dynamics of the use of the Pavilion, now the set up time and take-down time for an event only takes up to two hours before the event and an additional one to two hours after the event. The limiting factor in this case is the actual event setup – tables, chairs, and table ware and decorations, if any. If there are two events booked during a single day, the movable walls would remain up between the events and there is usually an allowance of two hours between the events.

3. Event Use Analysis

After a carefully review and analysis of the actual events and times for 2014 and part of 2013 it appears that some interesting patterns occur that are not readily discernable without a careful look at the historic activity.

Here are some observations for each month of 2014:

Month/2014	No of Events for Month	Use as a portion of time.	Time of day/Weekend
January	5 Events	5.05% of the time	All but two events set up after 4:30 PM
February	1 Events	Less than 1%	Set up after 5 PM
March	9 Events	Less than 6%	Most of events set up after 5:00 PM
April	8 Events	Use Less than 6%	Five weekend days out of 8 used. 3 events set up after 5 PM
May	13 Events	Use less than 17%	Seven weekend days out of 9 used
June	9 Events	Use less than 14%	Two Weekend days out of 9 used. All but two events started after 4 PM

July	2 Events	Use less than 1%	1 weekend day out of 8 used. Weekend event started after 6 PM weekday event started after 3:30 PM
August	5 Events	Use less than 6%	4 weekend days used out of 10. All but two weekend events started after 4:30 PM
September	7 Events	Use less than 8%	2 Weekend days used out of 8. Five of the seven events started after 4:00 PM
October	9 Events	Use less than 13% of the time	3 Weekend days used out of 8. All but two events started later than 3 PM (includes set up).
November	10 Events	Use less than 14% of the time	4 Weekend days used out of 8.
December	11 Events	Use less than 13% of the time	4 Weekend days used out of 8. All events started after 4:30 PM
Totals	89 Events	Use 9.18%	

Synopsis

- Most events are in the evening - approximately 80%. Set up may begin as early as 3:00 PM for some of the events. Most weekend events are also in the evening.
- Set up and take down time is reduced by as much as 50% because the wall installation has been reduced from 4 hours to less than 30 minutes.
- Weekend events in the summer are fewer than anticipated in the current language of the BCDC Use-Permit
- This is one of only a few full-service venues in Oakland that can handle up to 300 people in one setting in a fully serviced facility and the only venue of that size located directly on the waterfront.
- Scott's has donated approximately 15% of the above use time to public service fundraising events to support Oakland and regional non-profits.

Proposal

It is desired to modify the existing use agreement to permit use of up to 20% of the time so long as approximately 80% of the activity falls within two hours before sunset or in the evening. A formula to work this out can be devised. This proposal appears to represent the historic use of the Pavilion which supports both public and private events on an improved venue in Jack London Square.

Pavilion 2014 Actual Use Schedule

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
January 2014												
Saturday	Brown and Caldwell	11-Jan	15:00	18:00	18:00	23:00	23:00	23:59	5:00	8:59	125	
Saturday	Laurie and Ariel's Wedding Reception	19-Jan	14:30	17:30	17:30	23:00	23:00	0:00	5:30	9:30	180	
Tuesday	Alameda Contra Costa Trial Attorneys Judges Dinner	21-Jan	16:30	18:30	18:30	22:30	22:30	23:59	4:00	7:29	220	
Friday	Natassja & Ryan's Wedding Rehearsal	24-Jan	16:45	16:45	16:45	17:45	17:45	17:45	1:00	1:00	0	
Saturday	Natassja & Ryan's Wedding Reception	25-Jan	13:00	15:00	15:00	23:00	23:00	23:59	8:00	10:59	220	
Totals									21.40	37.50	745	5.04%

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
February 2014												
Saturday	Energy Recovery Inc.	8-Feb	17:00	18:00	18:00	22:00	22:00	23:30	4:00	6:30	135	
Totals									4	6.5	135	0.97%

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
March 2014												
Friday	Mills College - Black and white Ball	7-Mar	16:00	18:00	18:00	23:59	0:00	1:00	5:59	8:59	200	
Saturday	Prescott Circus Theatre	8-Mar	7:30	9:30	9:30	12:00	12:00	16:00	2:30	8:30	100	
Saturday	Ben's Bar Mitzvah	8-Mar	12:00	16:00	16:00	23:59	0:00	1:00	7:59	12:59	150	
Friday	Saint Vincent Day Home	14-Mar	17:00	19:00	19:00	23:59	0:00	1:00	4:59	7:59	182	
Friday	Williams Chapel 75th Anniversary	21-Mar	16:00	18:00	18:00	23:00	23:00	23:59	5:00	7:59	156	
Saturday	Serenity House Cotillion Fundraiser	22-Mar	16:00	18:00	18:00	23:00	23:00	23:59	5:00	7:59	250	
Sunday	Bay Nature	23-Mar	16:00	18:00	18:00	23:00	23:00	23:59	5:00	7:59	250	
Friday	Williams Chapel 75th Anniversary	28-Mar	16:00	18:00	18:00	23:59	0:00	1:00	5:59	8:59	150	
Saturday	Life-Long Medical Fundraiser	29-Mar	14:00	16:00	16:00	23:00	23:00	23:59	7:00	9:59	350	
Totals									50.5	82.5	1,788	11.09%

First Quarterly summary 2014									Event Hours	Total Hours	Guests	
									75.90	126.50	2668.00	5.86%

Pavilion 2014 Actual Use Schedule

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
April 2014												
Saturday	Chi Omega Founders Day	5-Apr	10:00	11:00	11:00	15:00	15:00	16:30	4:00	6:30	200	
Sunday	St Martin de Porres	6-Apr	10:30	12:00	12:00	18:00	18:00	19:30	6:00	9:00	200	
Thursday	NAACP Services Awards Dinner	10-Apr	17:00	19:00	19:00	23:00	23:00	23:59	4:00	6:59	200	
Friday	Strictly Sail	11-Apr	5:00	7:00	7:00	23:59			16:59	18:59		
Saturday	Strictly Sail	12-Apr			7:00	23:59			16:59	16:59		
Sunday	Strictly Sail	13-Apr			7:00	23:59	0:00	2:00	16:59	18:59		
Thursday	Safe Passages	17-Apr	10:00	12:00	12:00	15:00	15:00	16:30	3:00	6:30	200	
Sunday	Easter	20-Apr	8:00	10:00	10:00	15:00	15:00	16:30	5:00	8:30	500	
Thursday	Women in Logistics	24-Apr	10:00									
Saturday	Alcosta WHO	26-Apr	9:30	11:30	11:30	14:30	14:30	15:30	3:00	6:00	250	
Saturday	SSF LLP Annual Dinner/Dance	26-Apr	15:30	18:00	18:00	23:00	23:00	23:59	5:00	8:29	150	
Sunday	Home Sweet Alpha Gamma Delta	27-Apr	9:00	10:00	10:00	15:00	15:00	16:30	5:00	7:30	250	
Tuesday	League of Women Voters	29-Apr	9:00	10:00	10:00	15:00	15:00	16:30	5:00	7:30	350	
Totals									86.5	122	2,300	16.94%

represents a public/private sailboat show. Does not count as Pavilion private event

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
May 2014												
Saturday	Harbor House Gala	3-May	13:00	15:00	15:00	23:00	23:00	0:00	8:00	11:00	207	
Saturday	Kevin and Emily's Wedding Reception	10-May	9:00	11:00	11:00	16:00	16:00	18:00	5:00	9:00	270	
Saturday	CSUEB 10 Year Reunion	10-May	16:00	18:00	18:00	0:00	0:00	2:00	6:00	8:00	300	
Sunday	Mother's Day	11-May	9:00	11:00	11:00							
Friday	Naval Academy parents club	16-May	16:00	18:00	18:00	23:00	23:00	0:00	5:00	8:00	150	
Saturday	Liz and Eric's Wedding Reception	17-May	14:00	16:00	16:00	23:00	23:00	0:00	7:00	10:00	200	
Tuesday	East Bay Chapter CPA	20-May	15:00	17:00	17:00	20:00	20:00	22:00	3:00	7:00	175	
Wednesday	Touro University Reception	21-May	16:00	18:00	18:00	22:00	22:00	0:00	4:00	8:00	150	
Thursday	ACBA BLSC Justice for all: Celebrating Pro Bono	22-May	13:00	15:00	15:00	22:00	22:00	23:30	7:00	10:30	200	
Friday	Etuate and Ema's wedding rehearsal	23-May	17:00	17:00	17:00	18:00			1:00	1:00	20	
Friday	Barry White Tribute - Dinner Presentation	23-May	16:00	18:00	18:00	0:00	0:00	2:00	6:00	8:00	200	
Saturday	Etuate and Ema's wedding	24-May	16:00	17:00	17:00	0:00	0:00	2:00	7:00	8:00	150	
Sunday	Naval Academy Parents Club	25-May	15:00	16:00	16:00	23:00	23:00	0:00	7:00	9:00	90	
Friday	Wardrobe for Opportunity's Sprint to Success Soiree	30-May	14:00	16:00	16:00	23:00	23:00	0:00	7:00	10:00	250	
Saturday	Dan and Amy's wedding Reception	31-May	14:00	16:00	16:00	23:00	23:00	0:00	7:00	10:00	300	
Totals									84	126.5	2,662	17.00%

This was a concurrent event with set up of next event so counts as one event

Pavilion 2014 Actual Use Schedule

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
June 2014												
Thursday	Alameda County Public Health Dinner	5-Jun	16:00	18:00	18:00	23:00	23:00	0:00	5:00	7:00	227	
Saturday	Lighthouse Community Charter School	7-Jun	16:00	18:00	18:00	23:00	23:00	0:00	5:00	7:00		
Tuesday	Saint Mary's College High School reception	10-Jun	16:00	18:00	18:00	23:00	23:00	23:59	5:00	7:59		
Tuesday	A Gathering of Leaders-Welcome Reception	17-Jun	16:00	18:00	18:00	23:00	23:00	0:00	5:00	8:00	300	
Wednesday	Earl Warren American Inn of Court - Dinner	18-Jun	17:00	18:45	18:45	23:00	23:00	0:00	4:15	7:00	100	
Thursday	Mechanical Contractors	19-Jun	13:00	15:00	15:00	22:00	22:00	23:30	7:00	10:30		
Friday	See Jane Run	20-Jun	8:00	10:00	10:00	17:00	17:00	18:00	7:00	10:00	200	
Friday	William's Rehearsal	20-Jun	18:00	18:00	18:00	19:00	19:00	19:00	1:00	1:00		
Saturday	Sandy and Hai's Wedding	21-Jun	9:30	11:00	11:00	15:00	15:00	16:30	4:00	7:00	150	
Saturday	Latoya & Money's Wedding Reception	21-Jun	15:00	16:30	16:30	23:30	23:30	0:00	7:00	9:00	150	
Tuesday	Celebrating Faiths Twenty Years	24-Jun	13:00	16:30	16:30	23:00	23:00	0:00	6:30	11:00	250	
Totals									48.5	55	1,150	7.64%
Second Quarterly summary 2014									Event Hours	Total Hours	Guests	
									219.00	303.50	1625.00	13.90%

Pavilion 2014 Actual Use Schedule

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
July 2014												
Saturday	DC 16 JATTF Graduation	19-Jul	17:00	19:00	19:00	23:00	23:00	0:00	4:00	7:00	300	
Wednesday	WCCO! Summer Wee	30-Jul	15:30	17:00	17:00	22:00	22:00	23:30	5:00	8:00	250	
Totals									9:00	15:00	550	0.08%

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
August 2014												
Saturday	The Wedding of Jessica and Tim	2-Aug	17:00	19:00	19:00	23:00	23:00	0:00	4:00	7:00	300	
Sunday	Toney and Phoung Wedding	3-Aug	15:30	17:00	17:00	22:00	22:00	0:00	5:00	8:30	250	
Friday	Lauren Jensen Rehearsal Dinner	8-Aug	14:00	16:00	16:00	20:00	20:00	21:00	4:00	7:00	30	
Saturday	Gamer Wedding	9-Aug	14:30	16:00	16:00	23:45	0:00	1:30	7:45	9:15	250	
Saturday	Sophie's Bat Mitzveh	23-Aug	9:00	11:00	11:00	16:00	16:00	17:30	5:00	8:30	150	
Totals									21.75	40.25	980	5.41%

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
September 2014												
Thursday	Reception with Congress woman Lee and Congressman Ellison	4-Sep	17:30	18:00	18:00	23:30	23:30	0:00	5:30	6:30	150	
Saturday	Emillo's Celbration of Life	13-Sep	10:00	11:00	11:00	15:00	15:00	17:00	4:00	7:00	150	
Saturday	Ebony Smith Wedding	13-Sep	15:00	16:00	16:00	21:00	21:00	22:00	5:00	7:00	120	
Monday	Public Health Institute 50th Anniversary	15-Sep	9:30	11:30	11:30	16:00	16:00	17:00	4:30	7:30	180	
Monday	Chapel of the Chimes	22-Sep	14:00	17:45	17:45	22:00	22:00	23:30	4:15	9:30	160	
Friday	KPLA Anniversary Celebration	26-Sep	15:00	17:00	17:00	23:30	23:30	0:00	6:30	9:00	300	
Saturday	Gomes and Langford Wedding	27-Sep	15:30	17:30	17:30	23:30	23:30	0:00	6:00	8:30	200	
Tuesday	Asian American Prosecutors Association	30-Sep	16:00	18:00	18:00	22:00	22:00	23:30	4:00	7:30	268	
Totals									39.85	62.5	1,528	8.68%

Third Quarterly summary 2014									Event Hours	Total Hours	Guests	
									61.98	103.38	3058.00	4.68%

Pavilion 2014 Actual Use Schedule

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
October 2014												
Friday	SF Hispanic Affairs Advisory Council	3-Oct	15:00	17:00	17:00	23:00	23:00	0:00	6:00	9:00	100	
Thursday	Tuolumne River Trust 30th Anniversary	9-Oct	14:00	16:00	16:00	23:30	23:30	0:00	7:30	10:00	150	
Friday	Erica and Ismeel's Wedding Reception	10-Oct	16:00	17:30	17:30	23:30	23:30	0:00	6:00	8:00	200	
Saturday	Hayward High School Class of 1964- Fifty Year Re-union	11-Oct	14:00	16:00	16:00	23:30	23:30	0:00	7:30	10:00	200	
Wednesday	National Association of remodeling	15-Oct	15:00	16:30	16:30	22:00	22:00	23:30	5:30	8:30	150	
Thursday	Women Lawyers of Alameda County	16-Oct	16:00	18:00	18:00	22:00	22:00	23:30	4:00	7:30	200	
Friday	Holy Names High School Fund	17-Oct	13:00	15:00	15:00	22:00	22:00	23:30	7:00	10:30	200	
Saturday	Danielle and Sean's Wedding	18-Oct	13:00	15:00	15:00	0:00	0:00	1:00	9:00	11:00	250	
Thursday	kaiser Permenente Annual Professionals	23-Oct	14:30	16:30	16:30	22:00	22:00	23:30	5:30	9:00	170	
Saturday	Goodwill Industries Annual Fundraiser	25-Oct	17:00	19:00	19:00	22:00	22:00	23:30	3:00	6:30	170	
Totals									61.00	92.00	1,790	12.37%

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
November 2014												
Thursday	Women in Logistics	6-Nov	10:00	12:00	12:00	15:00	15:00	17:00	3:00	7:00	120	
Thursday	Next Step learning Center 20 Year	6-Nov	15:00	17:00	17:00	23:00	23:00	0:00	6:00	9:00	300	
Friday	First Annual Cigar Dinner for California State Chapter of the National Lationo Peace Officers Ass.	7-Nov	15:00	16:00	16:00	21:00	21:00	22:30	5:00	7:30	40	
Saturday	Adrea and Joseph's Wedding Reception	8-Nov	14:00	16:00	16:00	23:00	23:00	0:00	7:00	10:00	100	
Sunday	Barbara Peirce's Celebration of Life	9-Nov	12:00	13:00	13:00	15:00	15:00	16:30	2:00	4:30	70	
Wednesday	NFBPA	12-Nov	16:00	18:00	18:00	23:00	23:00	0:00	5:00	8:00	150	
Saturday	AHC GALA	15-Nov	16:00	18:00	18:00	23:00	23:00	0:00	5:00	8:00	150	
Wednesday	CYC Live Amateure Boxing	19-Nov	8:00	17:00	17:00	22:00	22:00	0:00	5:00	16:00	210	
Friday	Kappa Gamma Delta Dinner	21-Nov	17:00	19:00	19:00	22:00	22:00	23:30	3:00	6:30	90	
Saturday	Michael's 50th Birthday Party	22-Nov	13:00	15:00	15:00	23:00	23:00	0:00	8:00	11:00	200	
Friday	WC Flower shop Decorationg	29-Nov	6:00	8:00	8:00	17:00	17:00	19:00	9:00	13:00		
Totals									64.00	100.50	1,430	13.96%

Pavilion 2014 Actual Use Schedule

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
December 2014												
Saturday	Mizuho Holiday Celebration	6-Dec	17:30	19:30	19:30	23:30	23:30	0:00	4:00	6:30	300	
Sunday	Home Depot Holiday Party	7-Dec	16:30	18:00	18:00	22:30	22:30	23:45	4:30	7:15	215	
Wednesday	Cell Symposia: Stem Cell Energetics Dinner	10-Dec	16:30	18:00	18:00	22:30	22:30	23:59	4:30	7:29	130	
Thursday	Premier Nutrition	11-Dec	16:30	18:00	18:00	21:30	21:30	21:30	3:30	5:00	120	
Friday	Big Fish Games Holiday Event	12-Dec	17:00	18:00	18:00	23:45	23:45	0:00	5:45	7:00	175	
Saturday	Bay Area Beverage Company	13-Dec	16:30	18:30	18:30	23:00	23:00	0:00	4:30	7:30	150	
Monday	Waste Management Retirement Dinner	15-Dec	16:30	18:00	18:00	22:30	22:30	23:59	4:30	7:29	98	
Tuesday	Cost Plus	16-Dec	13:00	14:45	14:45	18:00	18:00	19:30	3:15	6:30	350	
Wednesday	Alta Bates - Summitt ICU Christmas Party	17-Dec	15:00	17:00	17:00	22:30	22:30	23:30	5:30	8:30	84	
Thursday	Bishop O'Dowd Holiday Party	18-Dec	16:30	18:00	18:00	23:00	23:00	0:00	5:00	7:30	125	
Saturday	San Ramon Valley Fire Dept	20-Dec	16:00	18:00	18:00	22:00	22:00	23:45	4:00	7:45	60	
Totals									48.00	76.50	1,807	10.63%

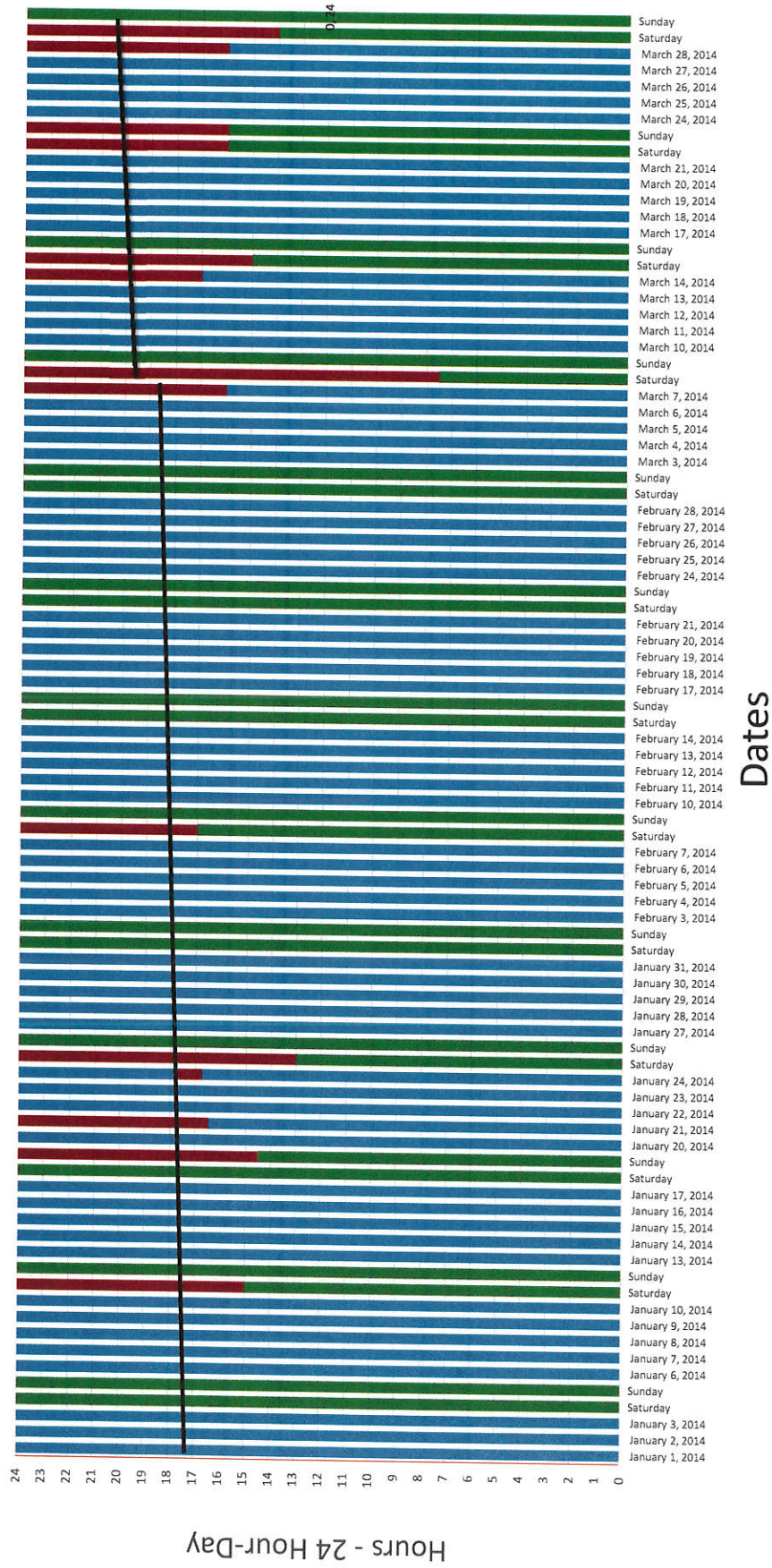
Fourth Quarterly summary 2014	Event Hours	Total Hours	Guests	
	173.00	269.00	5027.00	12.32%
Annual Quarterly summary 2014	Event Hours	Total Hours	Guests	
	529.88	802.38	12,378	9.18%

The following Graphs Provide a Pictorial of the
Public Pavilion Use Statistics for 2014

Chart Key

- Official Sunset (at the line and above)
- Private Events
- Open to the Public
- Weekends

Pavilion Use By Day - Winter (first) Quarter 2014



Pavilion 2014
Actual Use Schedule

Pavilion Use By Day - Spring (Second) Quarter 2014



Pavilion 2014
Actual Use Schedule

Pavilion Use by Day - Summer (Third) Quarter 2014



Pavilion Use by Day - Fall (Fourth) Quarter



3 - of
phasing.

January 29, 2015

Meeting with Scott's principals and staff from the Port of Oakland and BCDC

1. Status of Permit Applications -

✓ A. Presentation of Alternate Pavilion Entrance System and Public Access Proposal; and

✓ B. Local Discretionary Approval and CEQA Determination

City of Oakland

2. Enforcement Process

Scott Miller
Jose Herrera

9.23.14 — BCDC position on pending apprs.
11.18.14 — 2 reasons couldn't approve:
• PAX impacts on e.
• new PAX off sets

practical steps
• bollards
• benches

"
Retreat"

• translucent panels — leave as is

• paving

• flower pots

• lighting
+ music

— private and public (sign
on top)

• kinetic sculpture

• Kincaid's screening

• paving
• vendor court

Scott's Meeting.

1.29.15

- 2 movable panels will be added
will have awing doors within.
- Fred Ziaspar — original engineer
- Ray and Terry — design / build.
- frame now w/ temp. tent panels.
- can take frame down.
- design of door not that difficult.
can complete w/ in a week.
- 80% of time used as night

Brad — improvement of this area
in front of Kincaid's

DRB — 2nd follow-up review.

Scott's will provide

- revised panel / door system
- PA proposal for "retreat" concept

Enforcement Process

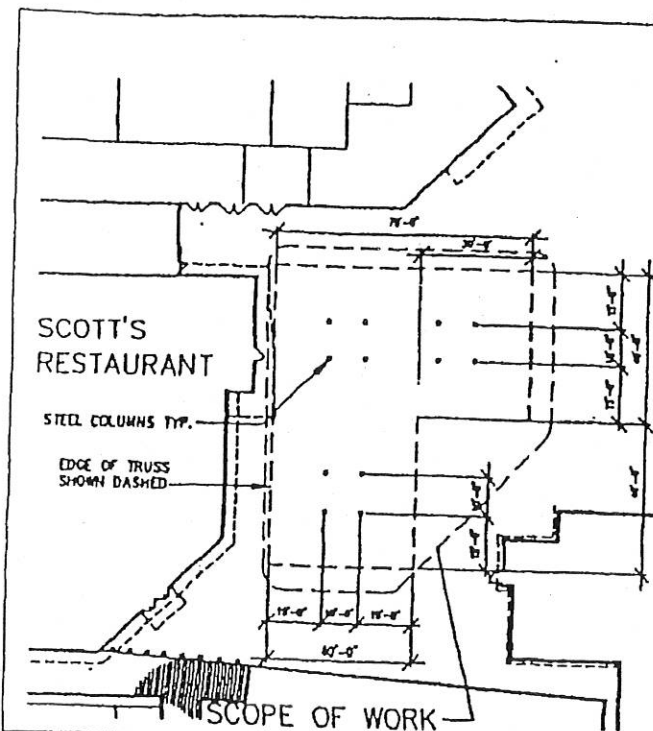
- May 2013 — ^{enforcement} letter sent
- max. fines now reached
\$30K per violation
- violation report will be sent
 - physical violations
 - overuse of pavilion



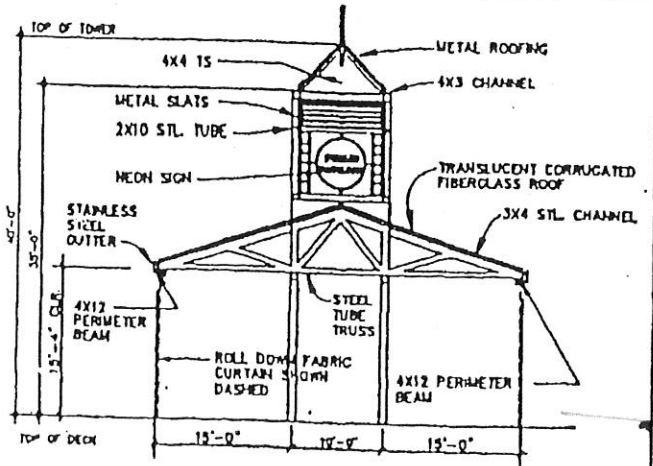
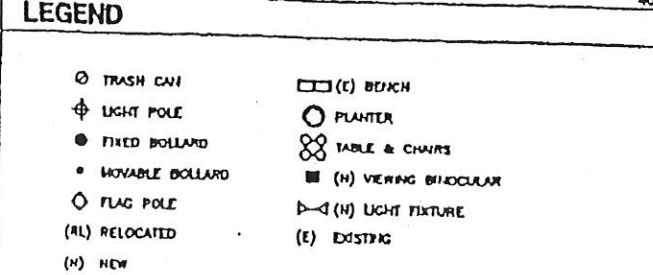
BCDC Recommendations for Public Access Improvements

- translucent roof panels
- deck extension
- increased # glass panels

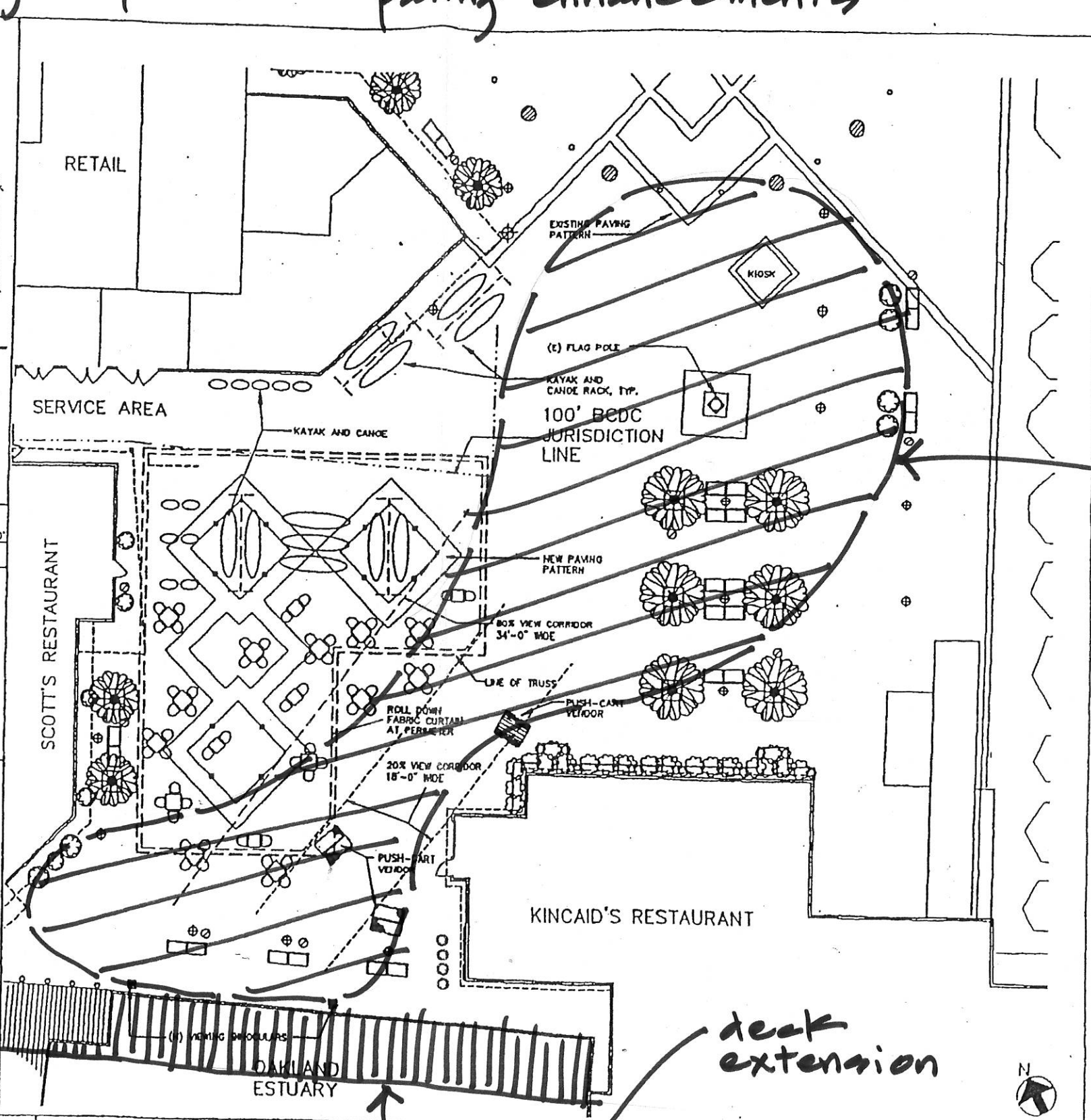
- site furniture matching with JLS
- hanging flower pots
- paving enhancements



1 PAVILION PLAN



2 TOWER SECTION



3 SITE PLAN

Permit No. 19-85(B)
Corrected Amendment No. Ten
Exhibit B

paving enhancements and flower pots in this area

97192984

No.	Revision	By
1	BCDC COMMENTS	SK
2	1/2/95	SK

Job No. 94270
Date 1/2/95
Drawn by
Checked by SK
Sheet Title

SITE PLAN
TOWER SECTION &
DIMENSION PLAN

EXHIBIT B

deck extension

BCDC Recommendations For Public Access Improvements					
Proposed Access Improvement Mitigation	Description	Scott's Position	Comments	Scott's Justification	Proposed Alternative
Translucent Roof Panels	BCDC's desire is to create a lighter (more natural light) within the facility when in building is open to the public.	Raises Concern <i>too much light heat loads</i>	The roof is a unified design made of a corrugated translucent material that transmits muted light as designed and approved by BCDC.	Installation of skylights or other more light emitting panels would induce unnecessary heat gain that could not be mitigated and make the space uncomfortable for attendees during daytime events.	It is desired to keep the roof in its present condition with the muted transmission of natural light already part of the design.
Deck Extension	Extension of deck/Pier walkway east towards Kincaid's	Raises Concern	Would not induce more visitors to walk in this direction and in conflict with the service area of Kincaid's. Constitutes filling in of the Bay and is not essential for providing access to the public towards the water. The existing Pier is already at the edge of the water.	This is a very expensive proposition out of proportion with the proposed mitigation. It is financially infeasible as well as potentially technically infeasible and may require a pile supported structure to be built disrupting the marina operations and perhaps creating problems for the existing pier structure. A financial cost estimate provided by our Civil Engineer 'Fred Ziaripour approaches \$251,111 and gains only 711 S.F. of public area. The existing Pier is an historic structure at the foot of Franklin Street and is already built over the bay.	We are proposing alternative mitigations as we outline below. We don't believe the benefit from this investment would result in more visitors to the water's edge. <i>would require independent piles</i>
Increased Clear Glass Panels in-wall panels	During private events BCDC would like to see more transparency though the building (with the movable walls in private mode).	Raises Concern	There are currently four movable panels with clear glass inserts that provide \ visibility of the Bay and are located on the Bayside of the Bay	Applicant is not proposing additional clear panels. The existing clear glass panels that are located on the south side of the Pavilion (when in private use) provide good views of the bay from the interior of the Pavilion. Additional glass panels would compromise privacy and because of the view angles would not significantly improve views of the water.	Please see notes on alternative mitigation, below
Site Furniture - Matching with JLS		View Favorably <i>(circled)</i>	Scott's Agrees and has invested approximately \$5,511 in new furniture approximately 18 months ago. This consists of 15 aluminum 32" diameter solid table top tables. And 36 Outdoor Aluminum Arm Chairs. A layout plan has been approved by BCDC staff.	The current furniture was approved by BCDC in earlier submittals. They were <u>purchased to match the existing furniture that was placed on the former Barnes and Noble public plaza</u> . That plaza has since been transformed to private space for the new restaurant and that furniture is no longer available. The existing furniture in the Pavilion when in public use is less than 18 months old.	

Hanging Flower Pots on Light Poles	BCDC would like to see the extension of the existing hanging flower pots that have been place along Water Street carried into the Franklin Plaza	<u>View Favorably</u>	Scott's has agreed that it will contract with the <u>existing vender though the common area manager</u> and have the hanging flower pots installed on the lamp posts that exist in the Franklin Plaza. Scott's will contract with the existing landscape maintenance vendor to have these planters maintained.		
Proposed Access Improvement Mitigation	Description	Scott's Position	Comments	Scott's Justification	Proposed Alternative
Paving Enhancements	BCDC has proposed as mitigation the installation of a new paver pattern within the Franklin Plaza with the intent that a different paver pattern would lead visitors towards the waterfront pathway (bay trail)	<u>Under Consideration</u>	It is Scott's belief that there are several areas in Jack London Square that have different paver patterns including the pattern along the center basin of the Marina. These patterns do not seem to change behavior and are largely unnoticed by the average user. This is an extremely expensive proposition that may cost up to \$211,111. The retrofit of a new paver system with the existing system may not merge well and create issues such as differential settlement (which is already evident in several locations in Jack London Square)	We would like to look at other proposed mitigations that might accomplish the same objective, as we understand them to be. <i>human level, difficult to achieve many vaults</i>	Please see below for proposed alternative mitigations
<p>Creation of Franklin Street Historic Plaza - as Part of Upscale Emerging Entertainment Restaurant District in Central Area of Jack London Square The concept we would like to explore is the celebration of this area as an expansion of an increasing use of the outside areas in Jack London Square for entertainment purposes, this includes the expansion of outside eating along with waterfront that include Kincaid's, Haven, Bocanova, Forge, Lundgomare, and the Plank. We will explore the neighborhood concept below:</p>					
<p>Pavilion's Purpose -- An Invaluable Resource for Oakland The Public Pavilion is the only available venue in Oakland on the Waterfront with direct Waterfront views that <u>seats up to 300 people</u>. It is also one of the few <u>Fully-Serviced event facilities</u> that includes food services that is in Oakland. The only other comparable facilities are not on the water, but include the Oakland Convention Center, Hilton Oakland Airport and Kaiser Center rooftop garden. This facility also host many community and regional events that raise funds for noon-profits, more than any other such facility in Oakland.</p>					

Richard — transform from "back door" to a "neighborhood"

"retreat area" quieter

Proposed Alternative Mitigations to enhance emerging neighborhood and encompass transitional nature of entertainment / dinning in Jack London Square

<div>Proposed Lighting Improvements-Enhancements</div> <div>Music in Background during Public Use</div>	<p>Replace existing incandescent lighting with New high-end Multi-Color LED lighting to be used night and day. They will be able to produce any color at any time via a remote controller.</p> <p>Other Lighting Installation of high-tech interactive LASER lighting projectors.</p> <p>Music Offer background Music in the Pavilion which would be connected to LASER lighting as necessary</p>	<p>Supports</p>	<p>To keep the lights working at night and during the day (as necessary)- They will be designed to wash the translucent walls and ceiling during the times when the pavilion is open to the public but also be in use to great advantage when the Pavilion is in private use. The affect being equivalent to the “blue cube” at the Beijing Olympics.</p> <p>During private events and public events The installation of LASER lighting projectors would be used to interact with music to create attention to the area and attract interest in the use of the Pavilion</p>	<p>The new lighting will enhance the appearance of the Pavilion during evening events and also provide interesting lighting even during the day when the Pavilion is open to the public.</p>	<div>→ lighting only a benefit in the evenings.</div> <div>→ when public use hard to light.</div>
Proposed Alternative Access Improvement Mitigation	Description	Scott's Position	Comments	Scott's Justification	Proposed Alternative
Seasonal Decorations in Pavilion	<p>The Concept is to install along the interior lattice at the support system Seasonal decorations e.g. the Christmas decorations</p>	<p>Supports</p>	<p>The Pavilion is used for both public open space and private events. The decorations would be consistent with these uses.</p>	<p>These decorations will show during the time the Pavilion is open to the public and may attract more daytime visitors to the Pavilion public seating areas.</p>	
Vender Cart	<p>While this is something for consideration the operation of a vender cart during public use may have the effect of attracting visitors to the Pavilion during the time the Pavilion is open to the Public</p>	<p>Supports with qualifications</p>	<p>Scott's would manage a vendor contractor such as a coffee cart. It would only be available during reasonably good weather. The economics for a vendor must be favorable.</p>	<p>Attraction to the area -it is a covered area -- and may attract office tenants to the site for a quick coffee. Better utilization of existing infrastructure and tables.</p>	

<u>Screening Near Kincaid's</u>	Screening the back wall of Kincaid's with lattice and planting material	Supports	<p>This is an option to improve the area. There is an unsightly above ground utility box we would also like to screen.</p> <p>The concern here is to soften the hard surfaces which may attract walkers towards the waterfront</p>	General Improvements to the area.	
<u>Installation of Kinetic sculpture on Waterfront near railing</u>	The Concept - Installed on a pole (at about 18 feet high) a large but in-proportion wind activated kinetic sculpture on the shoreline area between Scott's and Kincaid's	Supports	<p>The idea is to create an activated visual attraction to gain attention to the waterfront and to attract people to the water's edge.</p> <p>This sculpture (and our original idea was flags) is to attract attention to the vistas including the masts of the sailboats and water activity beyond in the views towards the horizon.</p>	We believe the disruption of over 12,111 sq. ft. of the existing paver system over various surfaces including the existing pier and soil surfaces may cause unknown and unanticipated problems given all the utilities within the area and potential for differential settlement- which has plagued some of the pavers in the area. So we are proposing alternatives that we think are in keeping with the evolving nature of the area.	We believe that the objective to use paver patterns to gain attention to the waterfront vistas is a less ideal option and one that may not succeed.

Proposed Alternative Access Improvement Mitigation	Description	Scott's Position	Comments	Scott's Justification	Proposed Alternative
<u>Potential Enhancement to Pavement</u>	While this is not our most preferred option, however, we could consider (with appropriate design) the installation of vignettes in the Paver/plaza area via stamped concrete or appropriate mosaic certain iconic images that are repeated in "C	Supports with qualifications	It is our opinion that large scale paver design due to the size of the pavers themselves creates little opportunity to improve site lines or invite access. It is not noticeable from the average pedestrian level due to the extreme pixilation at that viewing level.	The concept would be to construct several (5 or 6) concrete 5 ft by 5 ft or proportional concrete inlays in the paver plaza area (removal of the pavers in each of these areas would be necessary). Once installed the concrete "islands" would provide a surface to enable the creation of "stamped concrete" symbols that are indicative of the seafood/restaurant history of this area. These concrete islands would be installed in a line-up pointing people towards the water, using a diamond shape color-impregnated concrete. They would have an iconic symbols engraved via stamp or a mosaic (of colored rocks or other appropriate material) to create the symbol. Design issues	All other alternatives we can agree to, but from the alternatives including the Plaza pavement improvements and/or the Kinetic sculpture, we would prefer the kinetic sculpture as being the preferred alternative but would rather not agree to both.

Subject: RE: Meeting Minutes

Date: Tuesday, February 10, 2015 3:04:33 PM Pacific Standard Time

From: Douglas Herman

To: Klein, Adrienne@BCDC, Steven Hanson, lizg@scottscorp.com, Miramontes, Ellen@BCDC, McCrea, Brad@BCDC, Bowers, John@BCDC

CC: Richard Sinkoff, Diane Heinze, Douglas Herman

Please see revised meeting minutes attached...thanks

Douglas Herman
Environmental Scientist
Port of Oakland
Office 510-627-1184
Fax 510-465-3755
dherman@portoakland.com

From: Klein, Adrienne@BCDC [mailto:adrienne.klein@bcdc.ca.gov]

Sent: Friday, February 06, 2015 2:15 PM

To: Douglas Herman; Steven Hanson; lizg@scottscorp.com; Miramontes, Ellen@BCDC; McCrea, Brad@BCDC; Bowers, John@BCDC

Cc: Richard Sinkoff; Diane Heinze

Subject: Re: Meeting Minutes

Steve,

Thanks for the meeting summary/action items. Ellen and I have reviewed and your meeting summary and our comments are attached.

Please note that the summary is not necessarily the complete summary of the meeting or the composite of all the moving parts in this matter.

Sincerely,

Adrienne

Adrienne Klein
Chief of Enforcement
SF BCDC
455 Golden Gate Ave., Suite 10600
San Francisco, CA 94102-7019
Direct: (415) 352-3609
Main: (415) 352-3600
<http://www.bcdc.ca.gov>

From: Douglas Herman <dherman@portoakland.com>

Date: Friday, February 6, 2015 10:31 AM

To: Steven Hanson <hansonsteven@gmail.com>, "lizg@scottscorp.com" <lizg@scottscorp.com>, "Miramontes, Ellen@BCDC" <ellen.miramontes@bcdc.ca.gov>, Adrienne Klein

<Adrienne.Klein@bcdc.ca.gov>, "McCrea, Brad@BCDC" <brad.mccrea@bcdc.ca.gov>, "Bowers, John@BCDC" <John.Bowers@bcdc.ca.gov>

Cc: Douglas Herman <dherman@portoakland.com>, Richard Sinkoff <rsinkoff@portoakland.com>, Diane Heinze <dheinze@portoakland.com>

Subject: Meeting Minutes

Please see attached the minutes from our meeting on January 29, 2015. Please feel free to make any corrections or add information...thanks

Douglas Herman
Environmental Scientist
Port of Oakland
Office 510-627-1184
Fax 510-465-3755
dherman@portoakland.com

Incl
attachment
minutes

Meeting Summary
Scott's Pavilion
January 29, 2015
Douglas Herman and

Attendees:

Port of Oakland: Douglas Herman, Richard Sinkoff

Scott's: Liz Gallagher, Steve Hanson

BCDC: Ellen Miramontes, Adrienne Klein, Brad McCrea, John Bowers

The meeting was held to discuss Scott's Public Access Plan that will be part of the revised BCDC Permit 1985(B) and the status of the enforcement process and legal instrument. BCDC staff (Ellen Miramontes, Bay Development Design Analyst, and Adrienne Klein, Chief of Enforcement) provided suggested public access improvements in our meeting on September 23, 2014. Steve Hanson provided a table of proposed public access improvements and those not proposed based on the sketch developed by BCDC. Mr. Hanson also provided a sketch completed by Barbara Tapp for proposed public access improvements that would give the area a more neighborhood feel. The following discusses Scott's planned improvements and those that would be a challenge to implement:

- 1) Translucent Roof Panels: No change. Scott's does not recommend installing translucent roof panels because it will make the Pavilion hotter and brighter in the summer time when people luncheon indoors because of the shade.
 - BCDC Response: BCDC still feels that the panels could be repainted or replaced because they are weathered.
- 2) Deck Extension: No change. The deck extension would be costly, create bay fill, require permitting from BCDC as well as the Army Corp and RWQCB, and require CEQA review. This effort would be labor intensive without a significant public access improvement.
 - BCDC acknowledged that the deck extension would be costly, but would be a nice amenity.
- 3) Increase # of glass panels on the pavilion wall structure: No change. The wall system has four glass panels facing the estuary. Adding more glass panels facing Franklin Street would affect the privacy of events within the Pavilion, especially in the evening. Glass panels facing toward Water Street would show the Scott's service area and wall to Canoe and Kayak.
 - BCDC noted the concern about additional glass panels.
- 4) Furniture: No change. The furniture at the Pavilion was recently purchased for ~\$15,000; when it was purchased it matched the furniture that was located in front of the former Barnes and Noble.

- BCDC does not like the design of the metal chairs and tables and believes more comfortable furniture of high quality design could serve as an improved public access amenity.

5) Hanging Flower Pots: A total of 16 flower pots (Steve H. Please confirm) will be added to the eight existing light poles that are in the public area between Scott's and Kincaids. Scott's will coordinate with Cushman and Wakefield on the placement and maintenance of the pots.

- BCDC was in favor of more flower pots.

6) Paving Enhancements: The paving enhancements will be implemented in the area between Scott's and Kincaids and will be a pattern agreeable to BCDC.

- BCDC wants to see paving improvements, but Scott's does not want to spend a lot of money.

To make the area between Scott's and Kincaid's seem like more of a neighborhood, Scott proposed to install lighting enhancements within the pavilion, seasonal decorations, a vendor cart, screening near Kincaid's, and possibly a public art piece such as a moving sculpture. Staff was open to the concept but had concerns that the lighting would only be a nighttime benefit and that the music may detract from the tranquil atmosphere that the Port and Scott's are aiming for. Staff stated that the kinetic art should not be off the shelf and that the parties could contact Exploratorium staff regarding such an installation. The seasonal decorations were not discussed and are not an idea that staff likes. In fact, Scott's should remove the paper lanterns, as previously directed. Any work performed in near or on the Pavilion must be part of the permit application and no work may take place until an amendment is issued and plans are approved.

Enforcement

Adrienne Klein and Brad McCrea described the enforcement process: BCDC will issue a violation report in approximately 30 days. The Port and Scott's will respond to the violation report, and the report and our responses are provided to the BCDC Violation Board, which is a public meeting. The violation Board (i.e. the Enforcement Committee, a six member subcommittee of the Commission, and the Commission) will decide in a public hearing how to proceed with the enforcement and the level of fines and can issue a cease and desist order. The maximum amount of the violation could be around \$1 million.

Near the end of the meeting Ellen Miramontes provided Permit 3-04, which provides the public access plan and improvement that are required by Ellis Partners. One of the required public access improvements was the redevelopment of the plaza between Scotts, C&K and Kincaid's, which calls for decomposed granite, and palm trees in this area. The development of this area was required for mitigation for development of Water Street II, which would have increased the size of the retail shops east of Scotts and west of Plank. Ellis Partners is no longer considering development at this parcel, and traded it for the development at Plank. It is unclear if Ellis still needs to perform the public access improvement.

Adrienne Klein 2/6/2015 11:31 AM

Comment [1]: Scott's needs plan approval and maybe a permit and should not proceed until the permit is issued.

Adrienne Klein 2/6/2015 11:32 AM

Comment [2]: This must be part of the permit application and no work may take place until an amendment is issued and plans are approved.

Adrienne Klein 2/6/2015 11:32 AM

Comment [3]: This must be part of the permit application and no work may take place until an amendment is issued and plans are approved.

Action Items:

1. Scott's will remove the doorway frame in the view corridor and create doors within the wall system (Scott's provide date),
2. Scott's should revise the public access plans and the pavilion plans and submit these to BCDC by February 27, 2015. BCDC staff will review the plans and provide feedback they may have. Revised plans should then be resubmitted by March 13, 2015 in preparation for the April 6, 2015 Design Review Board meeting.
3. Scott's and the Port need to file the pending applications as complete by submitting local discretionary approval (LDA), a CEQA determination and a revised project description and matching plans. The application for LDA must be updated to reflect the latest proposal to BCDC.

January 29, 2015

Meeting with Scott's principals and staff from the Port of Oakland and BCDC

PRO - & attendees' names

1. Status of Permit Applications -

A. Presentation of Alternate Pavilion Entrance System and Public Access Proposal; and

B. Local Discretionary Approval and CEQA Determination

2. Enforcement Process

(82 events - 2014)

3. Dedication Issue (John Bowers)

AK - introduction

LG / SH - door gone. new doors will be added to moveable wall panels. Swinging doors. no design to show us today. Find Ziapour - original pavilion designer. Curtiss will design new wall panels.

BM ~~Will~~ Will metal frame stay?

LG She can get him to take it down

AK we need revised plans to show new retractable doors. 2 weeks. complete revisions to all sheets

SH presents excel matrix - see attached

EM wants some cohesion with existing situation. cautious that the rectangular shapes are a new idea

SH continues by introducing interpretive sign idea

AK I don't think it offsets projects impacts & ∴

Attendees:

1. John Bowers
2. Brad McLean
3. Ellen Miramontes
4. Adrienne Klein
5. Liz Gallagher (LG)
6. Steve Hanson (SH)
7. Doug Herman (DH)
8. Richard Sinitz (RS)

continued...

RS can't write findings to link impacts of pavilion & interpretive signs explained max feasible per consistent w/ project to lig. ~~the~~ Franklin St. Plaza is a back door for 3 businesses. JLS designated as a shopping mall. Mostly bc there are "neighborhoods" emerging at JLS. Franklin St. plaza is a new district - what can we do to promote it

SH evening use emerging. Pavilion is a resource for Oakland. Unique venue for city given its size. Pavilion has a new wave/unique facility. Entrance panels. Install modern LED lighting w/ multi-color options. Can enlighten pavilion "color cube". wash walls. Explore technology to light it. ~~the~~

RS Visual focal point. temple-like idea focus on its architecture

SH ground colors columns, ceilings -

AK what's it look like in public use.

BM will be harder in public mode to achieve this affect. Can't light current roof to desired effect

RS Means ~~that~~ that BPC needs to them/see

The first part of the paper is devoted to a general discussion of the problem. It is shown that the problem is of great importance in the theory of differential equations. The second part is devoted to the study of the properties of the solutions of the problem. It is shown that the solutions of the problem are unique and that they depend continuously on the data of the problem. The third part is devoted to the study of the asymptotic properties of the solutions of the problem. It is shown that the solutions of the problem have certain asymptotic properties. The fourth part is devoted to the study of the stability properties of the solutions of the problem. It is shown that the solutions of the problem are stable. The fifth part is devoted to the study of the bifurcation properties of the solutions of the problem. It is shown that the solutions of the problem have certain bifurcation properties. The sixth part is devoted to the study of the qualitative properties of the solutions of the problem. It is shown that the solutions of the problem have certain qualitative properties. The seventh part is devoted to the study of the quantitative properties of the solutions of the problem. It is shown that the solutions of the problem have certain quantitative properties. The eighth part is devoted to the study of the numerical properties of the solutions of the problem. It is shown that the solutions of the problem have certain numerical properties. The ninth part is devoted to the study of the analytical properties of the solutions of the problem. It is shown that the solutions of the problem have certain analytical properties. The tenth part is devoted to the study of the geometric properties of the solutions of the problem. It is shown that the solutions of the problem have certain geometric properties.

concept demonstrated. At Planet, there is a lot of noise. Pumping. Hanbler Street is the retreat area, antidote to Planet. tranquil. Sound component creates an environment.

LG nice when it's raining. place to hang out, play chess, cozy, clean

SH hoped create boat shows flags kinetic flags/sculpture

RS Two other elements. What ~~to~~ do w/ Lincaids back wall. Install screening / create living wall

Pavers can conform to concept to unify area & pull all the walls together. Amenable to pavers. If we have to pay that much \$ as mitigation we want it to be meaningful.

SH Don't think pavers will do that. Vendor. Pavilion used privately at night go to the

RS DRB comments. All restaurants have emerged from inside to outside spaces. Want permission for these concepts.

BM says permanent use for private events is a no go.

LG never considered

BM/EM Vendor cert - BDC likes it

[Faint, illegible handwriting on lined paper]

RS Pushed team to thinking concept. Tivestory to bang approach onto. Draws ppl into space. It's currently static, use light & music to draw ppl in

BM Even when it's in public mode, it's just waiting to be private. Shift needs to occur where it's chiefly public & occasionally private

EM Likes larger thinking - appropriate as a retreat Scale

from noise behind you to quietness of water. lots of ideas ① flowers - yet

② hears paving concerns. ground surface needs clean up attention no matter what.

③ roof panels - shares Brad's concerns where translucent then painted. When space is public - roof is a pall. what's below & above need to be addressed

RS will investigate

EM ④ Kincaids area a mess. ⑤ cart - yes

⑥ kinetic sculpture ^{could be fun. needs to consider} ~~for~~. ⑦ lights - only a nighttime benefit. need to see concept

⑧ sign on top - iconic feature. needs attention. ⑧ sound - many opinions on whether manmade sound is beneficial

⑥ sculpture - Exploration design shop.

EM - would rather not order something from

0

0

a catalogue

Retreat - outdoor lounge seating to replace cold metal

BM

we don't like metal furniture

EM

① treat shoreline area benches & trash receptacles.

BM

mentions an Ellis concept for Franklin St. (1 leave room)

EM

blend all features in plaza

BM

place making should address entire plaza

RS

may involve removal vs. installation

EM

concur w/ subtraction

be aware of adjacency

AK

CLK is an adjacency

EM

keyakers could use this ~~stage~~ space

AK

DRB

AK

I.B. LDA = local discretionary approval

SL

he says application is filed / doesn't know why

AK

needs to be modified

not issued

2. Enforcement Process

3. John - Legal Instrument

66 years. doesn't agree with Salfran

Port leases will be renewed in 66 yrs & pt. will be sustained

Richard has no comment. He can talk to Commercial Real Estate.

11

11

1. The first part of the paper is devoted to a discussion of the general principles of the theory of the structure of the atom.

2. In the second part, we shall consider the question of the influence of the external magnetic field on the structure of the atom.

3. The third part of the paper is devoted to a discussion of the question of the influence of the external electric field on the structure of the atom.

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7. The seventh part of the paper is devoted to a discussion of the question of the influence of the external electric field on the structure of the atom.

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9. The ninth part of the paper is devoted to a discussion of the question of the influence of the external electric field on the structure of the atom.

10. In the tenth part, we shall consider the question of the influence of the external magnetic field on the structure of the atom.

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12. In the twelfth part, we shall consider the question of the influence of the external magnetic field on the structure of the atom.

13. The thirteenth part of the paper is devoted to a discussion of the question of the influence of the external electric field on the structure of the atom.

14. In the fourteenth part, we shall consider the question of the influence of the external magnetic field on the structure of the atom.

15. The fifteenth part of the paper is devoted to a discussion of the question of the influence of the external electric field on the structure of the atom.



Received 1/29/2015

03/04/15
JH

Pavilion 2014 Actual Use Schedule

Rec'd 1/29/2015
not discussed

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
January 2014												
Saturday	Brown and Caldwell	11-Jan	15:00	18:00	18:00	23:00	23:00	23:59	5:00	8:59	125	
Saturday	Laurie and Ariel's Wedding Reception	19-Jan	14:30	17:30	17:30	23:00	23:00	0:00	5:30	9:30	180	
Tuesday	Alameda Contra Costa Trial Attorneys Judges Dinner	21-Jan	16:30	18:30	18:30	22:30	22:30	23:59	4:00	7:29	220	
Friday	Natassja & Ryan's Wedding Rehearsal	24-Jan	16:45	16:45	16:45	17:45	17:45	17:45	1:00	1:00	0	
Saturday	Natassja & Ryan's Wedding Reception	25-Jan	13:00	15:00	15:00	23:00	23:00	23:59	8:00	10:59	220	
Totals									21.40	37.50	745	5.04%

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
February 2014												
Saturday	Energy Recovery Inc.	8-Feb	17:00	18:00	18:00	22:00	22:00	23:30	4:00	6:30	135	
Totals									4	6.5	135	0.97%

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
March 2014												
Friday	Mills College - Black and white Ball	7-Mar	16:00	18:00	18:00	23:59	0:00	1:00	5:59	8:59	200	
Saturday	Prescott Circus Theatre	8-Mar	7:30	9:30	9:30	12:00	12:00	16:00	2:30	8:30	100	
Saturday	Ben's Bar Mitzvah	8-Mar	12:00	16:00	16:00	23:59	0:00	1:00	7:59	12:59	150	
Friday	Saint Vincent Day Home	14-Mar	17:00	19:00	19:00	23:59	0:00	1:00	4:59	7:59	182	
Friday	Williams Chapel 75th Anniversary	21-Mar	16:00	18:00	18:00	23:00	23:00	23:59	5:00	7:59	156	
Saturday	Serenity House Cotillion Fundraiser	22-Mar	18:00	18:00	18:00	23:00	23:00	23:59	5:00	7:59	250	
Sunday	Bay Nature	23-Mar	16:00	18:00	18:00	23:00	23:00	23:59	5:00	7:59	250	
Friday	Williams Chapel 75th Anniversary	28-Mar	16:00	18:00	18:00	23:59	0:00	1:00	5:59	8:59	150	
Saturday	Life-Long Medical Fundraiser	29-Mar	14:00	16:00	16:00	23:00	23:00	23:59	7:00	9:59	350	
Totals									50.5	82.5	1,788	11.09%

First Quarterly summary 2014									Event Hours	Total Hours	Guests	
									75.90	126.50	2668.00	5.86%

Pavilion 2014 Actual Use Schedule

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
April 2014												
Saturday	Chi Omega Founders Day	5-Apr	10:00	11:00	11:00	15:00	15:00	16:30	4:00	6:30	200	
Sunday	St Martin de Porres	6-Apr	10:30	12:00	12:00	18:00	18:00	19:30	6:00	9:00	200	
Thursday	NAACP Services Awards Dinner	10-Apr	17:00	19:00	19:00	23:00	23:00	23:59	4:00	6:59	200	
Friday	Strictly Sail	11-Apr	5:00	7:00	7:00	23:59			16:59	18:59		
Saturday	Strictly Sail	12-Apr			7:00	23:59			16:59	16:59		
Sunday	Strictly Sail	13-Apr			7:00	23:59	0:00	2:00	16:59	18:59		
Thursday	Safe Passages	17-Apr	10:00	12:00	12:00	15:00	15:00	16:30	3:00	6:30	200	
Sunday	Easter	20-Apr	8:00	10:00	10:00	15:00	15:00	16:30	5:00	8:30	500	
Thursday	Women in Logistics	24-Apr	10:00									
Saturday	Alcosta WHO	26-Apr	9:30	11:30	11:30	14:30	14:30	15:30	3:00	6:00	250	
Saturday	SSF LLP Annual Dinner/Dance	26-Apr	15:30	18:00	18:00	23:00	23:00	23:59	5:00	8:29	150	
Sunday	Home Sweet Alpha Gamma Delta	27-Apr	9:00	10:00	10:00	15:00	15:00	16:30	5:00	7:30	250	
Tuesday	League of Women Voters	29-Apr	9:00	10:00	10:00	15:00	15:00	16:30	5:00	7:30	350	
Totals									86.5	122	2,300	16.94%

 represents a public/private sailboat show.

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
May 2014												
Saturday	Harbor House Gala	3-May	18:00	19:00	19:00	23:00	23:00	0:00	8:00	11:00	207	
Saturday	Kevin and Emily's Wedding Reception	10-May	8:00	11:00	11:00	18:00	18:00	18:00	5:00	9:00	270	
Saturday	CSUEB 10 Year Reunion	10-May	18:00	19:00	19:00	0:00	0:00	2:00	6:00	8:00	300	
Sunday	Mother's Day	11-May	9:00	11:00	11:00							
Friday	Naval Academy parents club	16-May	18:00	18:00	18:00	23:00	23:00	0:00	5:00	8:00	150	
Saturday	Liz and Eric's Wedding Reception	17-May	14:00	16:00	16:00	23:00	23:00	0:00	7:00	10:00	200	
Tuesday	East Bay Chapter CPA	20-May	15:00	17:00	17:00	20:00	20:00	22:00	3:00	7:00	175	
Wednesday	Touro University Reception	21-May	16:00	18:00	18:00	22:00	22:00	0:00	4:00	8:00	150	
Thursday	ACBA BLSC Justice for all: Celebrating Pro Bono	22-May	15:00	15:00	15:00	22:00	22:00	23:30	7:00	10:30	200	
Friday	Etuate and Ema's wedding rehearsal	23-May	17:00	17:00	17:00	18:00			1:00	1:00	20	
Friday	Barry White Tribute - Dinner Presentation	23-May	18:00	18:00	18:00	0:00	0:00	2:00	6:00	8:00	200	
Saturday	Etuate and Ema's wedding	24-May	18:00	17:00	17:00	0:00	0:00	2:00	7:00	8:00	150	
Sunday	Naval Academy Parents Club	25-May	15:00	16:00	16:00	23:00	23:00	0:00	7:00	9:00	90	
Friday	Wardrobe for Opportunity's Sprint to Success Soiree	30-May	14:00	15:00	16:00	23:00	23:00	0:00	7:00	10:00	250	
Saturday	Dan and Amy's wedding Reception	31-May	14:00	16:00	16:00	23:00	23:00	0:00	7:00	10:00	300	
Totals									84	126.5	2,662	17.00%

Pavilion 2014 Actual Use Schedule

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
June 2014												
Thursday	Alameda County Public Health Dinner	5-Jun	16:00	18:00	18:00	23:00	23:00	0:00	5:00	7:00	227	
Saturday	Lighthouse Community Charter School	7-Jun	16:00	18:00	18:00	23:00	23:00	0:00	5:00	7:00		
Tuesday	Saint Mary's College High School reception	10-Jun	16:00	18:00	18:00	23:00	23:00	23:59	5:00	7:59		
Tuesday	A Gathering of Leaders- Welcome Reception	17-Jun	16:00	18:00	18:00	23:00	23:00	0:00	5:00	8:00	300	
Wednesday	Earl Warren American Inn of Court - Dinner	18-Jun	17:00	18:45	18:45	23:00	23:00	0:00	4:15	7:00	100	
Thursday	Mechanical Contractors	19-Jun	16:00	16:00	16:00	22:00	22:00	23:30	7:00	10:30		
Friday	See Jane Run	20-Jun	8:00	10:00	10:00	17:00	17:00	18:00	7:00	10:00	200	
Friday	William's Rehearsal	20-Jun	18:00	18:00	18:00	19:00	19:00	19:00	1:00	1:00		
Saturday	Sandy and Hai's Wedding	21-Jun	8:30	11:00	11:00	15:00	15:00	16:30	4:00	7:00	150	
Saturday	Latoya & Money's Wedding Reception	21-Jun	15:00	16:30	16:30	23:30	23:30	0:00	7:00	9:00	150	
Tuesday	Celebrating Faiths Twenty Years	24-Jun	13:00	16:30	16:30	23:00	23:00	0:00	6:30	11:00	250	
Totals									48.5	55	1,150	7.64%

Second Quarterly summary 2014									Event Hours	Total Hours	Guests	
									219.00	303.50	1625.00	13.90%

Pavilion 2014 Actual Use Schedule

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
July 2014												
Saturday	DC 16 JATTF Graduation	19-Jul	17:00	19:00	19:00	23:00	23:00	0:00	4:00	7:00	300	
Wednesday	WCCO! Summer Wee	30-Jul	16:30	17:00	17:00	22:00	22:00	23:30	5:00	8:00	250	
Totals									9:00	15:00	550	0.08%

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
August 2014												
Saturday	The Wedding of Jessica and Tim	2-Aug	17:00	19:00	19:00	23:00	23:00	0:00	4:00	7:00	300	
Sunday	Toney and Phoung Wedding	3-Aug	16:30	17:00	17:00	22:00	22:00	0:00	5:00	8:30	250	
Friday	Lauren Jensen Rehearsal Dinner	8-Aug	14:00	16:00	16:00	20:00	20:00	21:00	4:00	7:00	30	
Saturday	Gamer Wedding	9-Aug	14:30	16:00	16:00	23:45	0:00	1:30	7:45	9:15	250	
Saturday	Sophie's Bat Mitzvah	23-Aug	8:00	11:00	11:00	16:00	16:00	17:30	5:00	8:30	150	
Totals									21.75	40.25	980	5.41%

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
September 2014												
Thursday	Reception with Congress woman Lee and Congressman Ellison	4-Sep	17:30	18:00	18:00	23:30	23:30	0:00	5:30	6:30	150	
Saturday	Emilio's Celebration of Life	13-Sep	10:00	11:00	11:00	15:00	15:00	17:00	4:00	7:00	150	
Saturday	Ebony Smith Wedding	13-Sep	15:00	16:00	16:00	21:00	21:00	22:00	5:00	7:00	120	
Monday	Public Health Institute 50th Anniversary	15-Sep	9:30	11:30	11:30	16:00	16:00	17:00	4:30	7:30	180	
Monday	Chapel of the Chimes	22-Sep	14:00	17:45	17:45	22:00	22:00	23:30	4:15	9:30	160	
Friday	KPLA Anniversary Celebration	26-Sep	16:00	17:00	17:00	23:30	23:30	0:00	6:30	9:00	300	
Saturday	Gomes and Langford Wedding	27-Sep	15:30	17:30	17:30	23:30	23:30	0:00	6:00	8:30	200	
Tuesday	Asian American Prosecutors Association	30-Sep	16:00	18:00	18:00	22:00	22:00	23:30	4:00	7:30	268	
Totals									39.85	62.5	1,528	6.68%

Third Quarterly summary 2014									Event Hours	Total Hours	Guests	
									61.98	103.38	3058.00	4.68%

Pavilion 2014 Actual Use Schedule

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
October 2014												
Friday	SF Hispanic Affairs Advisory Council	3-Oct	15:00	17:00	17:00	23:00	23:00	0:00	6:00	9:00	100	
Thursday	Tuolumne River Trust 30th Anniversary	9-Oct	14:00	18:00	16:00	23:30	23:30	0:00	7:30	10:00	150	
Friday	Erica and Ismeel's Wedding Reception	10-Oct	16:00	17:30	17:30	23:30	23:30	0:00	6:00	8:00	200	
Saturday	Hayward High School Class of 1964- Fifty Year Re-union	11-Oct	14:00	16:00	16:00	23:30	23:30	0:00	7:30	10:00	200	
Wednesday	National Association of remodeling	15-Oct	15:00	16:30	16:30	22:00	22:00	23:30	5:30	8:30	150	
Thursday	Women Lawyers of Alameda County	16-Oct	16:00	16:00	18:00	22:00	22:00	23:30	4:00	7:30	200	
Friday	Holy Names High School Fund	17-Oct	13:00	15:00	16:00	22:00	22:00	23:30	7:00	10:30	200	
Saturday	Danielle and Sean's Wedding	18-Oct	13:00	15:00	15:00	0:00	0:00	1:00	9:00	11:00	250	
Thursday	kaiser Permanente Annual Professionals	23-Oct	14:30	16:30	16:30	22:00	22:00	23:30	5:30	9:00	170	
Saturday	Goodwill Industries Annual Fundraiser	25-Oct	17:00	19:00	19:00	22:00	22:00	23:30	3:00	6:30	170	
Totals									61.00	92.00	1,790	12.37%

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
November 2014												
Thursday	Women in Logistics	6-Nov	10:00	12:00	12:00	15:00	15:00	17:00	3:00	7:00	120	
Thursday	Next Step learning Center 20 Year	6-Nov	15:00	17:00	17:00	23:00	23:00	0:00	6:00	9:00	300	
Friday	First Annual Cigar Dinner for California State Chapter of the National Lationo Peace Officers Ass.	7-Nov	18:00	18:00	16:00	21:00	21:00	22:30	5:00	7:30	40	
Saturday	Adrea and Joseph's Wedding Reception	8-Nov	14:00	16:00	16:00	23:00	23:00	0:00	7:00	10:00	100	
Sunday	Barbara Peirce's Celebration of Life	9-Nov	12:00	13:00	13:00	15:00	15:00	16:30	2:00	4:30	70	
Wednesday	NFBPA	12-Nov	16:00	16:00	18:00	23:00	23:00	0:00	5:00	8:00	150	
Saturday	AHC GALA	15-Nov	16:00	18:00	18:00	23:00	23:00	0:00	5:00	8:00	150	
Wednesday	CYC Live Amateure Boxing	19-Nov	8:00	17:00	17:00	22:00	22:00	0:00	5:00	16:00	210	
Friday	Kappa Gamma Delta Dinner	21-Nov	17:00	19:00	19:00	22:00	22:00	23:30	3:00	6:30	90	
Saturday	Michael's 50th Birthday Party	22-Nov	13:00	15:00	15:00	23:00	23:00	0:00	8:00	11:00	200	
Friday	WC Flower shop Decoratong	29-Nov	8:00	8:00	8:00	17:00	17:00	19:00	9:00	13:00		
Totals									64.00	100.50	1,430	13.96%

Pavilion 2014 Actual Use Schedule

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	Percent Use
December 2014												
Saturday	Mizuho Holiday Celebration	6-Dec	17:30	19:30	19:30	23:30	23:30	0:00	4:00	6:30	300	
Sunday	Home Depot Holiday Party	7-Dec	16:30	18:00	18:00	22:30	22:30	23:45	4:30	7:15	215	
Wednesday	Cell Symposia: Stem Cell Energetics Dinner	10-Dec	16:30	18:00	18:00	22:30	22:30	23:59	4:30	7:29	130	
Thursday	Premier Nutrition	11-Dec	16:30	18:00	18:00	21:30	21:30	21:30	3:30	5:00	120	
Friday	Big Fish Games Holiday Event	12-Dec	17:00	18:00	18:00	23:45	23:45	0:00	5:45	7:00	175	
Saturday	Bay Area Beverage Company	13-Dec	16:30	18:30	18:30	23:00	23:00	0:00	4:30	7:30	150	
Monday	Waste Management Retirement Dinner	15-Dec	16:30	18:00	18:00	22:30	22:30	23:59	4:30	7:29	98	
Tuesday	Cost Plus	16-Dec	13:00	14:45	14:45	18:00	18:00	19:30	3:15	6:30	350	
Wednesday	Alta Bates - Summitt ICU Christmase Party	17-Dec	15:00	17:00	17:00	22:30	22:30	23:30	5:30	8:30	84	
Thursday	Bishop O'Dowd Holiday Party	18-Dec	16:30	18:00	18:00	23:00	23:00	0:00	5:00	7:30	125	
Saturday	San Ramon Valley Fire Dept	20-Dec	16:00	16:00	18:00	22:00	22:00	23:45	4:00	7:45	60	
Totals									48.00	76.50	1,807	10.63%

									Event Hours	Total Hours	Guests	
Fourth Quarterly summary 2014									173.00	269.00	5027.00	12.32%
									Event Hours	Total Hours	Guests	
Fourth Quarterly summary 2014									529.88	802.38	12,378	9.18%

Subject: FW: Public Pavilion Quarterly submittal for January through March 31 2015
Date: Friday, January 23, 2015 1:06:10 PM Pacific Standard Time
From: Jennifer Koidal
To: Klein, Adrienne@BCDC
CC: Julie Braun

Adrienne:

Per your request please find attached the submitted first quarter calendar. I am reviewing the proposed dates to ensure they are in compliance with the provisions of the permit. A formal letter noting approval or required changes will be sent no later than Monday January 26, 2015.

Please let me know if any other information is needed at this time.

Thank you,
Jenni

Jennifer Koidal, RPA **General Manager**
JACK LONDON SQUARE
472 Water Street | Oakland, CA 94607
T 510.645.9292 x 223 F 510.645.9363
[Web](#) | [Email](#) | [Like Us](#)
Cushman and Wakefield of CA, Inc. Lic #00616335

From: Steven Hanson [mailto:hansonsteven@gmail.com]
Sent: Friday, January 16, 2015 4:46 PM
To: jbraun@portoakland.com; Jennifer Koidal
Cc: kellyh@scottsjls.com; Liz Gallagher
Subject: Public Pavilion Quarterly submittal for January through March 31 2015

Dear Julie and Jennifer

Attached is the Public Pavilion's bookings for private events through the end of the first quarter as provided to me by the catering department at Scott's.
I apologize for the fact that this is tardy, there have only been two scheduled events thus far this year. I was working on this format for this report.
I will continue refining this report in the future to obtain and present additional qualitative and quantitative information.
Best wishes for the new year.

Thanks
Steve Hanson

hansonsteven@gmail.com
415-314-0172
My website:
<http://sites.google.com/site/hansonstevenwork/>



Public Pavilion Monthly Use by Quarter

1/16/2015

2015

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	
January 2015												
Thursday	Calypso Technology Dinner	8-Jan	13:00	15:00	17:30	22:30	22:30	23:45	5:00	8:15	140	
Saturday	La Terra Fina Hoiday Event	10-Jan	15:00	18:00	18:00	23:45	23:45	23:59	5:45	8:59	185	
Saturday	MID Labs	17-Jan	16:00	18:00	18:00	22:00	22:00	23:59	4:00	7:59	90	
Tuesday	Alameda Contra Costa Trial Attorneys Judges Dinner	20-Jan	15:00	17:00	19:00	22:00	22:00	23:30	3:00	6:30	220	
Saturday	ValeyChristian High Scool Winter Balll	31-Jan	15:00	18:00	18:00	22:00	22:00	23:30	4:00	8:30	220	
Totals									21.45	38.93	855	5.23%

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	
February 2015												
Wednesday	Employee Service Recognition	4-Feb	7:00	9:00	9:00	11:00	11:00	13:00	2:00	6:00	250	
Friday	Oakland Police Foundation	6-Feb	16:00	19:00	19:00	22:45	22:45	23:59	3:45	7:59	250	
Saturday	Super Stars Literacy	7-Feb	16:00	19:00	19:00	23:00	23:00	23:59	4:00	7:59	200	
Saturday	Sandre's 40th Anniversary	21-Feb	15:00	18:00	18:00	23:00	23:00	23:59	5:00	8:59	300	
Thursday	Scott's Bridal Faire	26-Feb	13:00	16:00	16:00	20:00	20:00	21:00	4:00	8:00	200	
Friday	Saint Vincent Day Home	27-Feb	16:00	18:00	18:00	23:00	23:00	23:59	5:00	7:59	182	
Saturday	Assumption's 26th Auction	28-Feb	16:00	18:00	18:00	23:00	23:00	23:59	5:00	7:59	250	
Totals									28.45	53.77	1,632	8.00%

Day of Week	Event name	Date	Set up begin	Set up end time	Event Begin	Event End	Take down	Take down end	Event Hours	Total Hours	Guests	
March 2015												
Friday	Mills College- Black and White Ball	6-Mar	17:00	20:00	20:00	23:59	0:00	1:00	3:59	7:59	250	
Saturday	Prescott Circus Theatre	7-Mar	6:00	8:30	8:30	15:00	15:00	17:00	6:30	11:00	250	
Saturday	Van Curen Ewedding	7-Mar	15:00	17:00	17:00	23:00	23:00	23:59	6:00	8:59		
Saturday	Serenity House Cotillion Fundraiser Dinner	14-Mar	14:00	16:30	16:30	22:00	22:00	23:59	5:30	9:59	200	
Sunday	Sophia's Bat Mitzvah	15-Mar	14:00	17:00	17:00	22:00	22:00	23:59	5:00	9:59	300	
Sunday	Bay Nature	22-Mar	13:00	15:30	15:30	22:00	22:00	23:00:00	6:30	10:00	200	
Saturday	Bill's 50th B'day	28-Mar	14:00	17:00	17:00	23:59	0:00	2:00:00	6:59	11:59	182	
									0:00	0:00	250	
Totals									28.45	53.77	1,632	7.23%

